





Roman Way

Watchet TA23 0EH

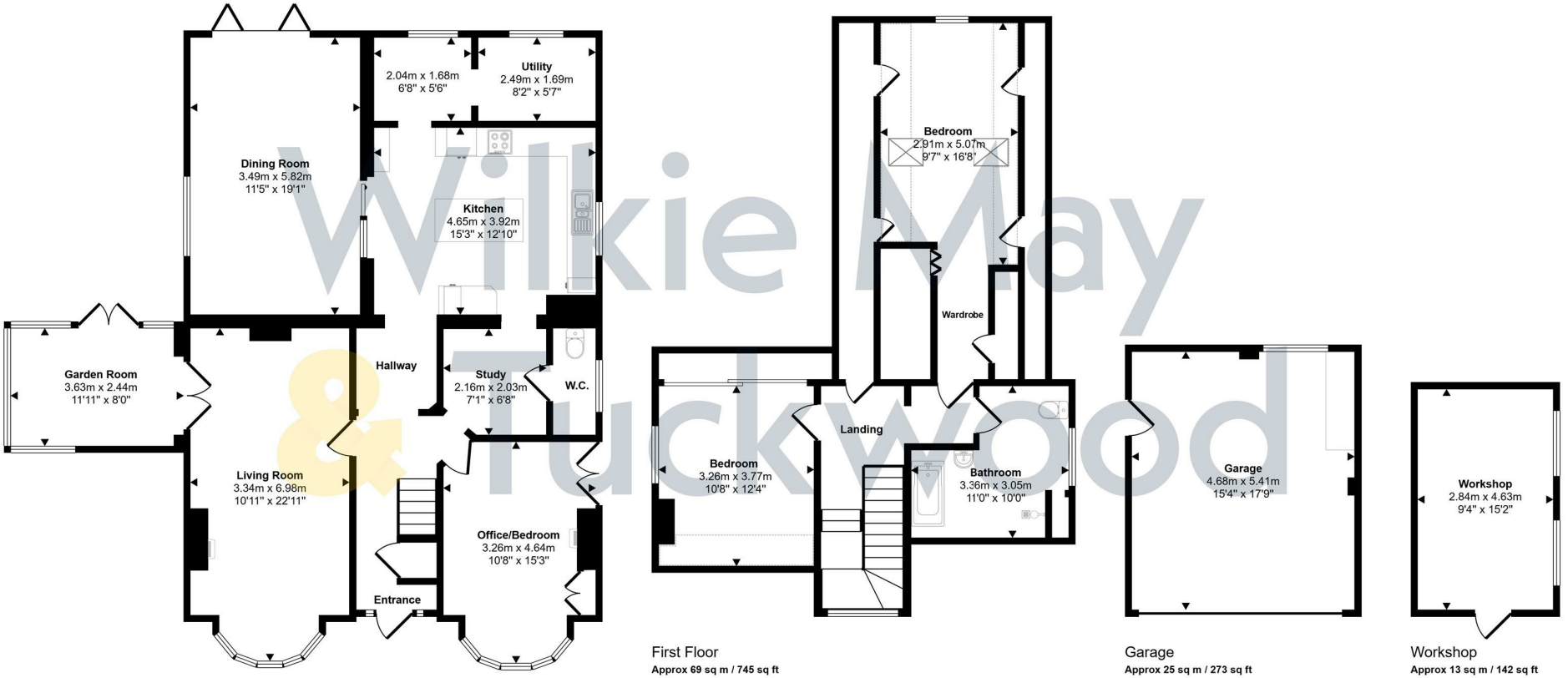
Price £470,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
223 sq m / 2402 sq ft



Ground Floor
Approx 115 sq m / 1242 sq ft

First Floor
Approx 69 sq m / 745 sq ft

Garage
Approx 25 sq m / 273 sq ft

Workshop
Approx 13 sq m / 142 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Description

A superbly presented and extended detached 3 bedroom bungalow with double garage, standing on a large plot in the popular town of Watchet.

- Well Presented Accommodation
- Double Garage
- Off Road Parking
- Large Plot
- Close to Amenities
- Gas Fired Central Heating

The accommodation in brief comprises; part glazed uPVC door into large Entrance Hall; part tiled Entrance Porch; laminate wood flooring to Entrance Hall, under stairs storage cupboard. Living Room; with double aspect, bay window, Minster stone fireplace with slate tiled hearth, inset multi fuel burner with reclaimed wooden beam over, TV point, Glazed French doors into the Garden Room; with wood effect laminate flooring, power points and radiator, French doors to garden. Office or Bedroom 3; with bay window, French doors to side access, chimney breast with inset multi fuel burner, slate hearth, alcove storage with glazed cupboard over. Open plan Office Area accessed from Entrance Hall which could be made an En-Suite Bathroom to the ground floor Bedroom. Door into downstairs WC; low level WC with inset wash hand basin, tiled splashback. Kitchen/Breakfast Room; double aspect, tiled floor, Magnet fitted kitchen with a good range of two tone cupboards and drawers under a solid oak block worktop, inset 1 ½ bowl ceramic sink and drainer, mixer tap over, tiled splashback, under unit lighting, island with integrated fridge, integrated freezer, eye level electric hide and slide oven, ceramic hob, TV point, sliding patio doors to Dining Room; with double aspect, lantern roof, and bi-fold doors to the Garden. Door into Utility Room; tiled floor, space and plumbing for washing machine, space for tumble dryer over, wall mounted Worcester combi boiler for central heating and hot water.

Stairs to first floor Landing from Entrance Hall; half landing with window, landing with eaves storage cupboard, hatch to roof space. Bedroom 1; with aspect to side, built in fitted wardrobes. Bedroom 2; with 2 Velux windows, eaves storage, built in wardrobe with folding door, further eaves storage cupboard. Family Bathroom; with fully tiled floor and walls, a large walk in shower cubicle with thermostatic mixer shower over, panelled bath, mixer shower attachment over, wash hand basin inset into cupboard, low level WC.

OUTSIDE: The property has off road parking for 2/3 vehicles with access to the large double Garage; with electric roller door, power, lighting, water supply, personal door to garden. The Garage would make an excellent home office or equally could be linked into the main bungalow with the required planning permission to create annexe accommodation if desired. To the rear of the property the gardens have been landscaped and are entirely level, laid mainly to lawn with established borders which have been carefully planted to offer a colourful scene from all angles. Within the garden there is a Workshop with power and covered working area, raised pond, patio seating area, raised vegetable beds, and a vegetable garden with established grape vines.

MATERIAL INFORMATION:

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is plenty of parking at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

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The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.











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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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