



St. Decumans Road

Watchet TA23 0HR

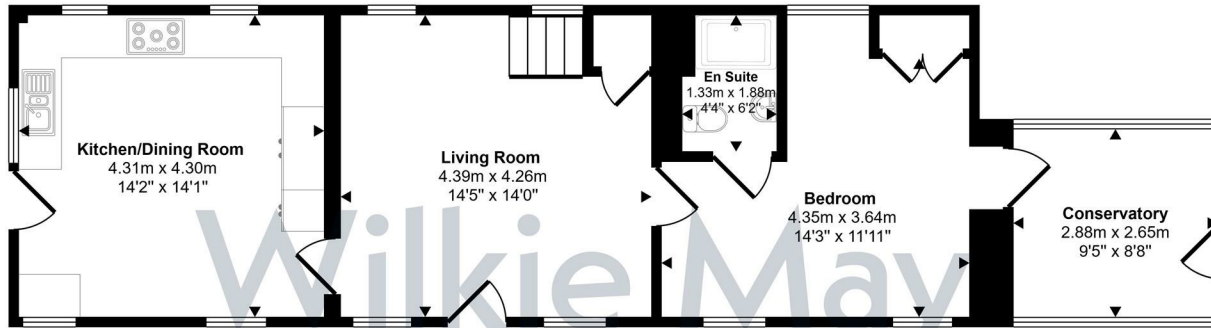
Price £325,000 Freehold

			EPC
3	2	2	

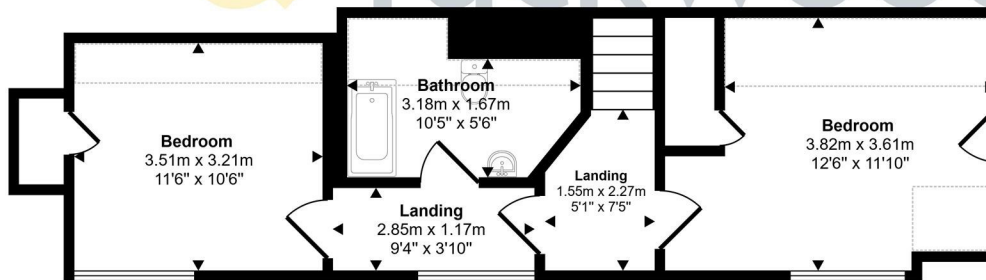
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
113 sq m / 1214 sq ft



Ground Floor
Approx 67 sq m / 719 sq ft



First Floor
Approx 46 sq m / 495 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.

Description

A three bedroom former stables, converted into a comfortable and well presented detached home with sea views.

- Detached
- 3 Bedrooms
- Immaculate Throughout
- Far Reaching Views
- Off Road Parking



The accommodation in brief comprises; Double glazed uVPC door into the Sitting Room; with double aspect, under stairs storage, door into Kitchen/Dining Room; with a tiled floor, excellent range of cream shaker style cupboards and drawers under a granite effect rolled edge worktop with inset one a half bowl sink and drainer, mixer tap over, tiled splashbacks, fitted electric eye level double oven, integrated fridge/freezer, five ring gas hob with extractor hood over, integrated dishwasher, integrated washing machine, cupboard housing Baxi gas fired combi boiler for central heating and hot water, door to Garden. Ground Floor En-Suite Bedroom; with aspect to front, double aspect with far reaching sea views, door into En-Suite Shower Room; with shower cubicle, tiled surround, thermostatic mixer shower over, low level WC, wash basin, heated towel rail. Conservatory; with far reaching views, woodburner. Stairs to first floor landing; door into Bedroom; with a double aspect, built in wardrobe, far reaching views along the Bristol Channel to Weston Super Mare and in the distance to the Quantock Hills. Landing with door into the Family Bathroom; tiled floor, a white suite with a panelled bath, tiled walls, electric Mira Jump shower over, low level WC, wash basin, heated towel rail. Bedroom 2; aspect to front, built in wardrobe.

OUTSIDE: The property benefits from off road parking via a gravelled hardstanding at the front. There is a garden to the right of the property enjoying far reaching sea views, along with views over the town towards the Harbour and Marina. To the left of the property there is a further enclosed garden with a modern metal shed equipped with power and lighting.

Management Charge; The property is subject to a management charge of £383.00 per annum

MATERIAL INFORMATION:

Council Tax Band: C



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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: C

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 17th April 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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 misses) 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 feature 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.



Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

Tel: 01984 634793

OAE

