



Ramon Avenue

Watchet TA23 0EJ

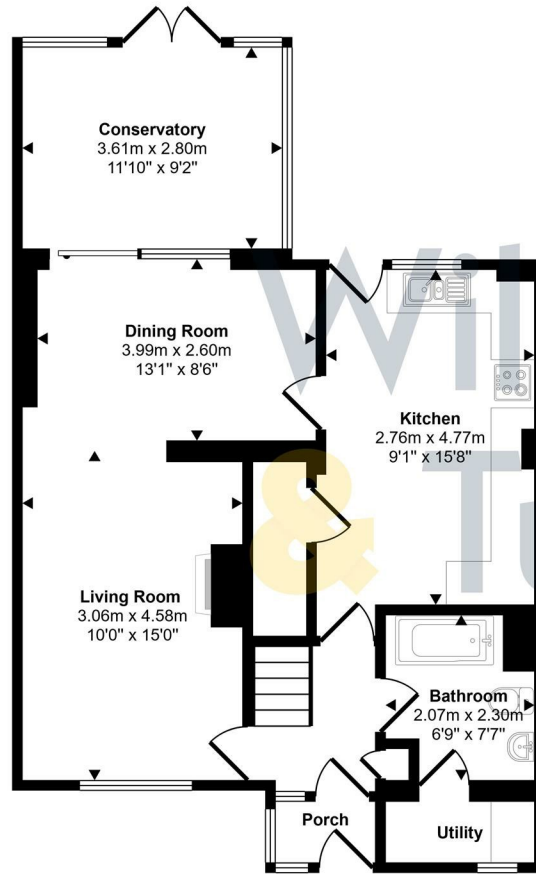
Price £239,950 Freehold



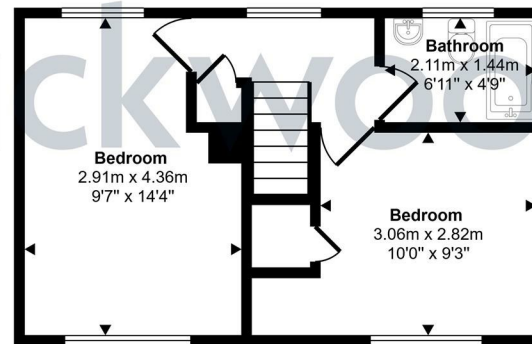
Wilkie May
& Tuckwood

Floorplan

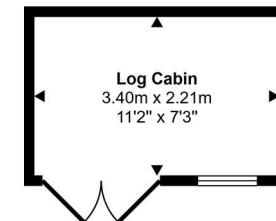
Approx Gross Internal Area
104 sq m / 1118 sq ft



Ground Floor
Approx 65 sq m / 703 sq ft



First Floor
Approx 31 sq m / 334 sq ft



Storage Room
Approx 8 sq m / 81 sq ft

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 beautifully presented and incredibly spacious extended two bedroom terraced family home, with landscaped gardens and ample off road parking.

- Immaculate Throughout
- Ample Off Road Parking
- Log Cabin
- Gas Central Heating
- Two Bathrooms
- Wood Burner



The accommodation in brief comprises; uPVC door into the Entrance Porch; tiled floor, obscure glazed wooden door into the Entrance Hall; door into the ground floor Bathroom; with a white suite comprising a panelled bath, multi panel surround, thermostatic mixer shower over with rain head, low level WC, wash basin inset into the vanity unit, towel rail, part glazed door into the Utility Room; with wood effect laminate flooring, space and plumbing for a washing machine, space for a tumble dryer over, fitted shelving. Wraparound L shaped Living Room/Dining Room; with double aspect, wood burner inset into the chimney breast with a slate hearth and reclaimed oak beam over, ample room for a dining table, sliding doors into the Conservatory with double doors onto the garden, heating and power. Kitchen; with an excellent range of white high gloss fitted cupboards and drawers, under a wood effect squared edge laminate worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, space electric oven, with extractor fan over, space for an American fridge/freezer, space and plumbing for a slimline dishwasher (white goods available by separate negotiation) large under stairs storage cupboard. Stairs to the first floor landing; with far reaching views to the Quantock Hills, built in cupboard. Bedroom One; double aspect, range of mirrored wardrobes. Bedroom Two; aspect to front, built-in cupboard over the stairs. Family Bathroom; with a white suite comprising a panelled bath, mixer shower attachment, pedestal wash basin, low level WC, heated towel rail.

OUTSIDE: To the front of the property there is off-road parking for at least four vehicles, with gravelled borders for ease of maintenance. To the rear of the house, there is a good sized level garden laid to composite decking, and lawn, with a patio area in front of the log cabin which has power. There is a log store, double gates allowing for more off road parking if desired, a pond and raised planted beds.

MATERIAL INFORMATION:



Council Tax Band: B

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

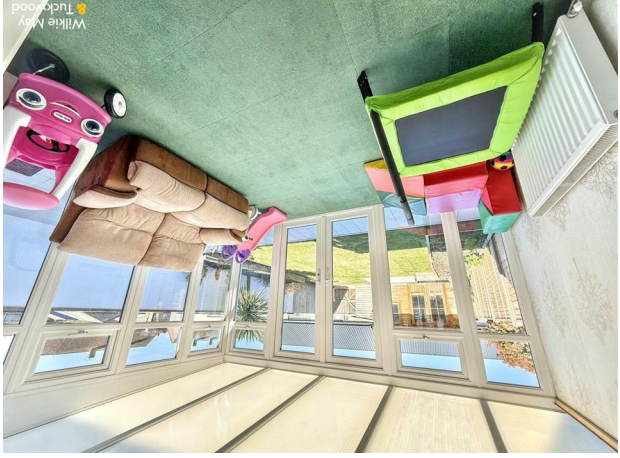
Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: B

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/>.

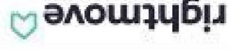
Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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 other details are given in good faith, and are believed to be correct, but any intending 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 warranties 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 4th 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 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 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.



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