



Brendon Road

Watchet TA23 0HT

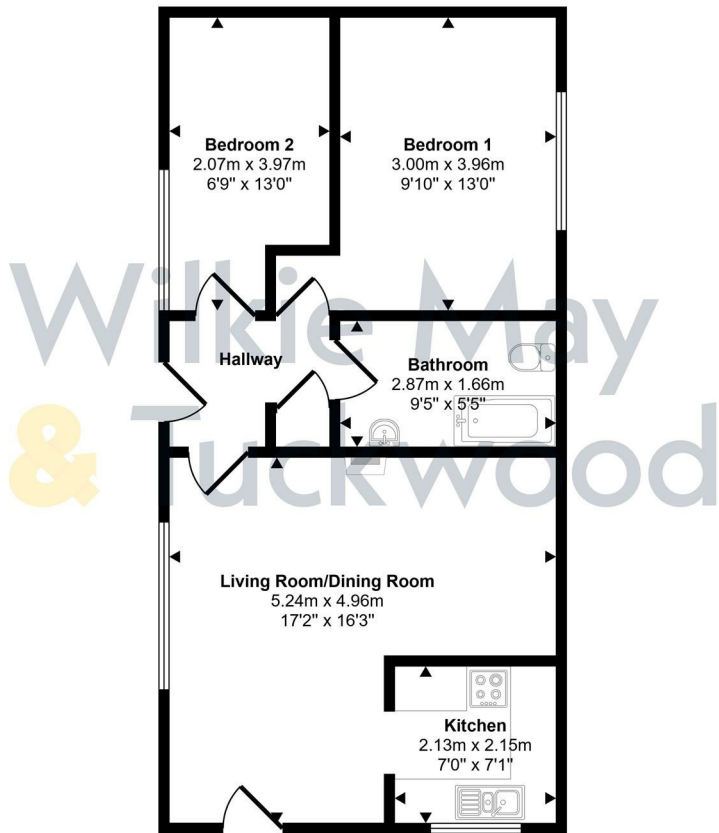
Price £250,000 Freehold



**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
57 sq m / 612 sq ft



Floorplan

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

NO ONWARD CHAIN – An immaculately presented detached two bedroom bungalow, situated in a tucked away position on the edge of the town with No Onward Chain.

- No Onward Chain
- Off Road Parking
- Gas Fired Central Heating
- uPVC Double Glazing
- Generous Gardens



The property comprises a detached bungalow converted around 20 years ago, being built of traditional brick and block construction with rendered elevations under a tiled roof, with the benefit of full uPVC double glazing, and gas central heating. The bungalow is beautifully presented throughout, and enjoys generous gardens and off road parking.

The accommodation in brief comprises; part glazed uPVC door into Entrance Hall; with wood effect laminate flooring, storage cupboard, hatch to roof space.

Living Room/Dining Room; with double aspect, wood effect laminate flooring, electric coal effect fire on a slabbed hearth with tiled surround and wooden mantle piece over, TV point, painted ceiling beams, ample room for dining table.

Kitchen; with aspect to rear with far reaching distant views to the Bristol Channel, pine fitted kitchen comprising a range of cupboards and drawers under a squared edge worktop with inset stainless steel sink and drainer with mixer tap over, tiled splashbacks, space for electric cooker, space and plumbing washing machine, space for under counter fridge, wall mounted Baxi Combi boiler for central heating and hot water.

Bedroom 1; aspect to rear, wood effect laminate flooring. Bedroom 2; aspect to front, wood effect laminate flooring.

Bathroom; with white suite comprising panelled bath, electric Mira shower over, low level WC, pedestal wash basin, light and shaver point.

OUTSIDE: The property has one parking space via a shared driveway and a five-bar timber gate. The front of the property is laid to chippings and patio for ease of maintenance, to the side of the property there is generous private patio with timber shed with power and lighting where views can be enjoyed to the surrounding farmland and in the distance to the Welsh coast & Bristol Chane. The remainder of the garden is generous and fenced, being laid to lawn with an aspect to St. Decumans Church.



ACCOMMODATION:

Entrance Hall

Living Room/Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Gardens & Parking.

MATERIAL INFORMATION:

Council Tax Band: A

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road 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



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: A

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.org.uk/>.

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

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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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