

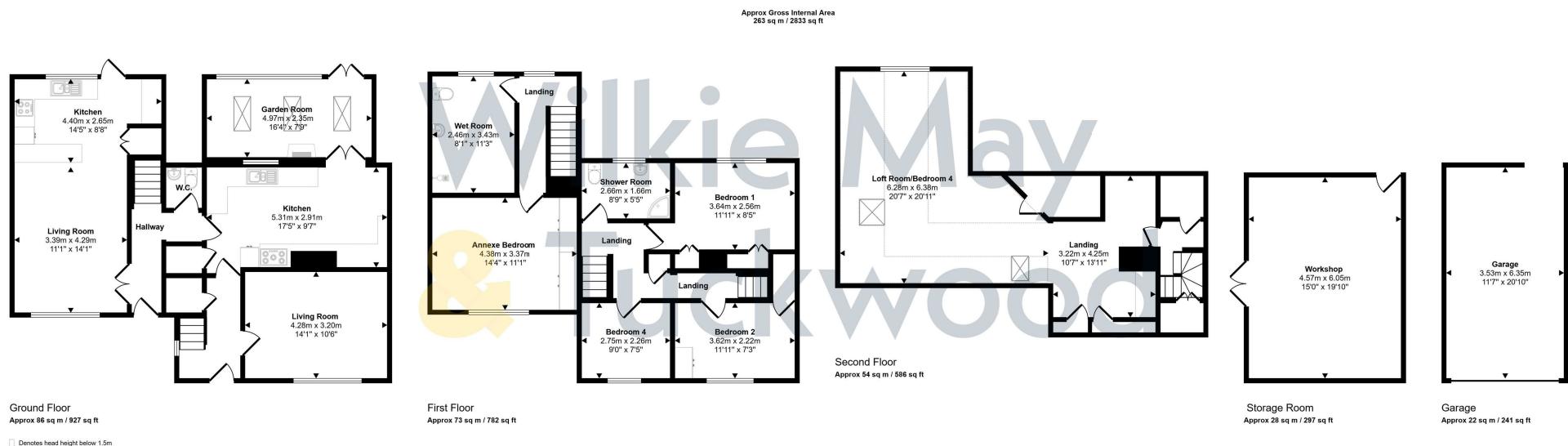


**Woodland Road**  
Watchet TA23 0HQ  
Price £405,000 Freehold

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**Wilkie May  
& Tuckwood**

# Floorplan



# Description

**A unique 4 bedroom family home with self contained one bedroom annexe, situated on the edge of the town with south facing gardens and sea views.**

- Semi-Detached
- 5 Bedrooms
- Immaculate Throughout
- Far Reaching Views
- Garage & Workshop



The accommodation in brief comprises; Half glazed UPVC stable door into Entrance Hall, door into Living room; with oak engineered flooring and aspect to front with far reaching sea view. Kitchen; with aspect to rear, tiled floor, utility cupboard with space for a tumble dryer, pantry shelving over, country style kitchen with cream cupboards and drawers under a wood effect squared edge worktop with matching upstands, inset sink and drainer with mixer tap over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for American fridge freezer, 5 ring gas hob with extractor hood over, fitted electric double oven, part glazed double doors into Garden Room; with aspect to rear, 3 Velux windows, wood burner. Stairs to first floor landing, linen cupboard with wood slat shelving. Bedroom 1; aspect to rear overlooking the arable farmland, 2 built in double wardrobes, overhead storage cupboards, fitted dressing table with drawers. Bedroom 2; aspect to front with far reaching sea views, fitted wardrobe and drawers. Bedroom 3; aspect to front, far reaching sea views. Bathroom; with tiled floor and walls, white suite comprising corner shower cubicle, thermostatic mixer shower over, wash basin inset into solid wood vanity unit, high level WC, heated towel rail. Stairs to second floor loft room, with ample eaves storage space, 2 Velux windows, with far reaching views to the sea and the Quantock Hills, and aspect to rear overlooking the arable farmland.

Annexe; with door into Downstairs WC, high level WC, Worcester combi boiler for main house. Entrance Hall with; glazed double doors into the open plan Living Room/Kitchen; with far reaching views to the Bristol Channel, double aspect, Baxi combi boiler for central heating and hot water, fitted modern white high gloss kitchen comprising a good number of cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, with mixer tap over, eye level, electric fitted oven with microwave oven over, 4 ring gas hob with extractor hood over, space for under counter fridge, space for under counter freezer, understairs storage cupboard. Stairs to first floor landing,



aspect to rear overlooking the arable farmland, overhead storage cupboard. Large wet room, with walk in shower cubicle, thermostatic mixer shower over high level WC, wash basin inset into vanity unit, vertical personal dryer, heated towel rail. Bedroom; with aspect to front, far reaching sea views, built in wardrobe with sliding doors.

OUTSIDE: To the front of the property there is off road parking for three vehicles. Adjacent to the driveway there is a small garden laid to lawn. The rear south garden is south facing and enjoys a good degree of privacy. There is access into the newly constructed Garage; with inspection pit, power, lighting and electric roller door. Within the garden there is also a Workshop with double doors, power points and lighting, and adjacent woodstore. The remainder of the garden is laid to patio, block paved paving and a lawn with a timber shed.

## MATERIAL INFORMATION:

Council Tax Band: B (Currently rated – please be aware that the property will likely be reassessed on completion)

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas.

Parking: There is off road parking and a Garage.

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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Mobile: For an indication of supply or coverage in the area, we would advise

The agent has not tested any 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 or surveyor.

8. Financial Evolution 8a At the time that an offer has been made and is being considered by the prospective buyer the seller, you must take reasonable steps to inform the prospective buyer of any combination of contracts (in Scotland), conclusion of missives) and must include regular monitoring of the progress of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will contact on behalf of the vendor. 4. No person in the employ of Willie May @ Tuckwood has any authority to make any representations or warranties in respect of the property or to enter into any contracts on behalf of Willie May @ Tuckwood, nor enter into any contracts on behalf of the vendor. 5. No person in the employ of Willie May @ Tuckwood has any authority to make any representations or warranties in respect of the property or to enter into any contracts on behalf of Willie May @ Tuckwood, nor enter into any contracts on behalf of the vendor. 6. All descriptions, dimensions, references to condition and necessary permissions for use and occupancy, and other details are given in good faith, and are believed to be correct but may not reflect the true position. Prospective purchasers should not rely on them as statements of fact, but must satisfy themselves as to the correctness of each of them. 7. No person in the employ of Willie May @ Tuckwood has any authority to give any representations or warranties in respect of the property or to enter into any contracts on behalf of Willie May @ Tuckwood, nor enter into any contracts on behalf of the vendor. 8. Prospective buyers must take reasonable steps to inform the prospective buyer of any combination of contracts (in Scotland), conclusion of missives) and must include regular monitoring of the progress of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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

and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Broadband and mobile coverage:** We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download

**Property Location: Council Tax Band: B**

**Local Authority:**

**Services:**

**Tenure:** Freehold

## GENERAL REMARKS AND STIPULATIONS:

