



Brendon Road

Watchet TA23 0AU

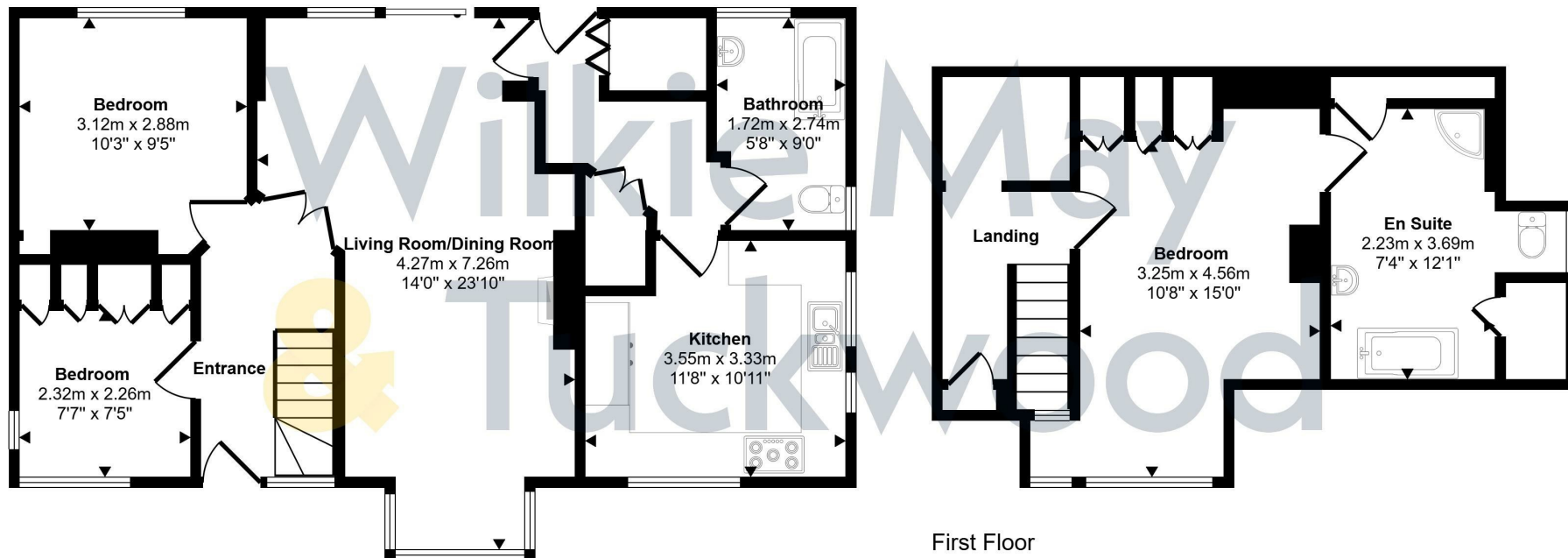
Price £375,000 Freehold

			
3	1	2	EPC

Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
109 sq m / 1177 sq ft



Ground Floor
Approx 72 sq m / 771 sq ft

First Floor
Approx 38 sq m / 406 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 three bedroom detached bungalow with generous established gardens, backing onto the heritage West Somerset Steam Railway Line – coming to the market for the first time in 40 years.

- Detached
- 3 Bedrooms
- Immaculate Throughout
- Far Reaching Views
- No Onward Chain



The accommodation in brief comprises; Composite door with obscured glazed glass panels into the spacious Entrance Hall; with solid wood flooring, under stairs storage. Bedroom; with double aspect and full height built in wardrobes. Bedroom; with aspect to rear, distant sea view. Open plan Living Room/Dining Room; with flooring to match the hallway, double aspect, bay window, living flame coal effect fireplace with polished resin stone effect surround, serving hatch to kitchen, sliding patio doors onto the decked balcony, enjoying views over the heritage West Somerset Steam Railway Line. Rear Hall; with solid wood flooring, built in cupboard with shelving and Worcester combi boiler for central heating and hot water, space for tumble dryer, further built in cupboard, space for tall fridge freezer. Door into ground floor Bathroom; with white suite comprising a P-shaped panelled bath, electric Mira shower over, pedestal wash basin, low-level WC, heated towel rail. Kitchen; with double aspect, solid wood flooring, recently refitted kitchen comprising an excellent range of white shaker style cupboards and drawers under a squared edge concrete effect worktop with inset one and a half bowl composite sink with mixer tap over, multi panelled splashbacks, five ring induction hob with stainless steel splashback with extractor hood over, two double eyelevel Bosch electric ovens, integrated microwave oven, integrated dish washer, integrated washing machine.

Stairs to 1st floor, Landing; with storage cupboards times two, En-suite Bedroom; with aspect to front, built in wardrobes, door into En-suite Bathroom; with four-piece suite comprising a rolled top bath with claw feet, shower attachment, corner shower cubicle, tiled surround, thermostatic mixer shower over, low-level WC, pedestal wash basin, heated towel rail. Eaves storage cupboards and sea views.

OUTSIDE: The property has off road parking for 2 to 3 vehicles at the front via a patterned concrete driveway. The rear garden wraps around the property and is an established plot being laid mainly to lawn with a number of established fruit trees, a vegetable patch and it also benefits from a pedestrian gateway leading to a convenient path that leads to the town centre.



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



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.org.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 and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation 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 29th July 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 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.



Tel: 01984 634793
Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23 0AE

