





West Street

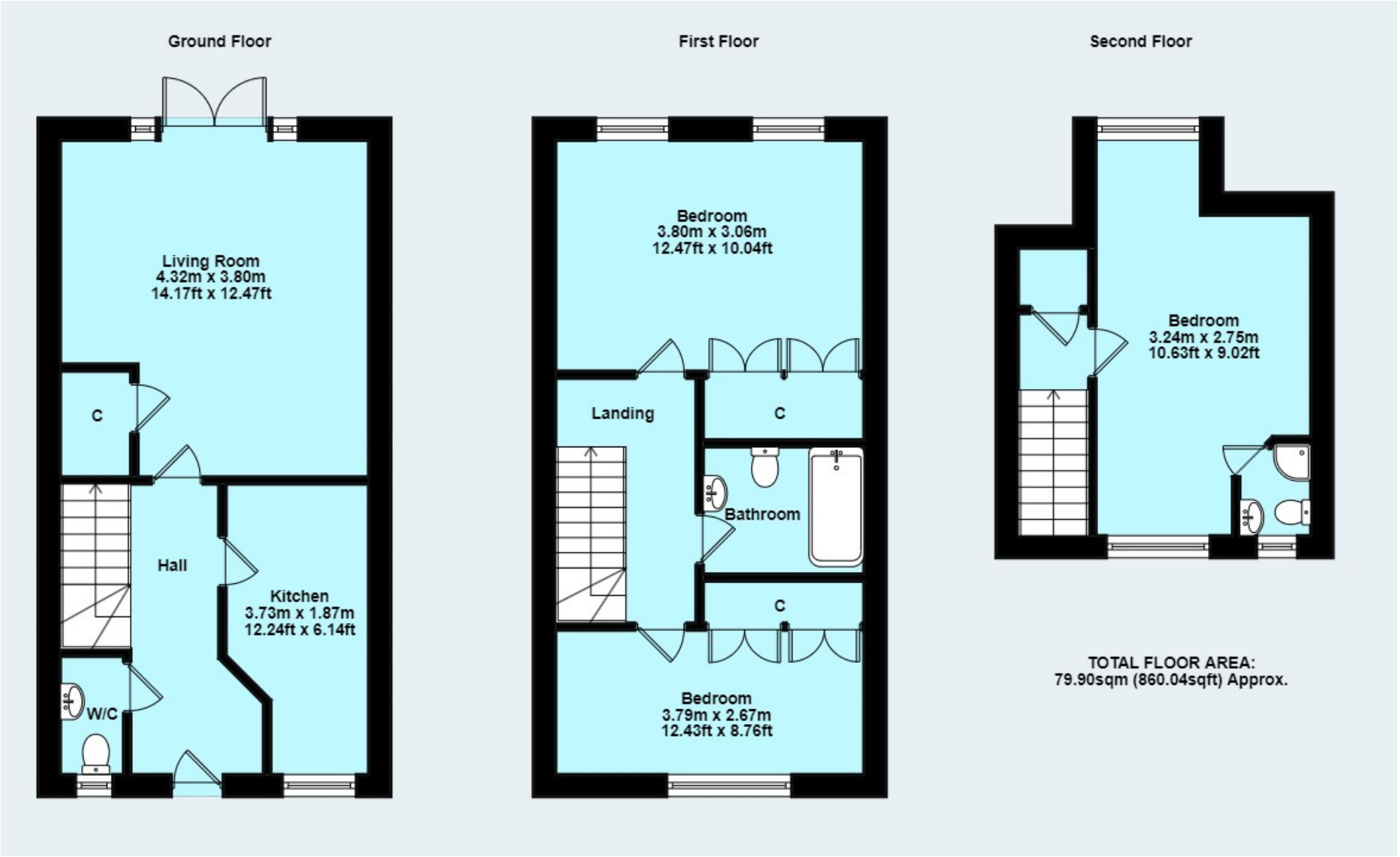
Watchet TA23 0FD

Price £225,000 Freehold

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Wilkie May & Tuckwood

Floorplan


Ground Floor
Living Room
4.32m x 3.80m
14.17ft x 12.47ft
C
Hall
Kitchen
3.73m x 1.87m
12.24ft x 6.14ft
W/C
First Floor
Bedroom
3.80m x 3.06m
12.47ft x 10.04ft
Landing
C
Bathroom
C
Bedroom
3.79m x 2.67m
12.43ft x 8.76ft
Second Floor
Bedroom
3.24m x 2.75m
10.63ft x 9.02ft
TOTAL FLOOR AREA:
79.90sqm (860.04sqft) Approx.

Description

A well presented three bedroom, three storey family home with sea views and parking.

- Sea Views
- 3 Bedrooms
- Off Road Parking
- Cul-de-sac Location
- Close to Amenities
- Well Maintained Accommodation

The property comprises a terraced house of timber frame construction with rendered elevations under a tiled roof with the benefit of full double glazing and gas central heating. The house was built by Messrs Regal Heritage and is situated in a quiet cul-de-sac development above the town, and enjoys views to the Bristol Channel including Steep Holm and Flat Holm.

The accommodation in brief comprises; Part glazed door into Entrance Hall; door into Downstairs WC; low level WC, pedestal wash basin. Kitchen; with aspect to front, a good range of wood effect cupboards and drawers under a marble effect rolled edge worktop with inset one and half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, 4 ring gas hob with electric oven under, integrated fridge/freezer, space and plumbing for a dishwasher, space and plumbing for washing machine, wall mounted Worcester Bosch combi boiler for central heating and hot water. Living Room/Dining Room; with aspect to rear, large under stairs storage cupboard, TV point, telephone point, French doors to rear garden, ample room for dining table. Stairs to first floor from Entrance Hall; landing with door into Bedroom 2; aspect to rear, TV point, sea views, newly fitted wardrobes. Bedroom 3; aspect to front, TV point, newly fitted wardrobes. Bathroom; white suite comprising panelled bath, tiled surround, shower attachment over, low level WC, pedestal wash basin, light and shaver point, heated towel rail. Stairs to second floor; landing with door into airing cupboard housing modern cylinder with immersion switch. En-Suite Bedroom; aspect to rear overlooking the Bristol Channel with far reaching views to the Welsh Coast Line, TV point, door into En-Suite Shower Room; corner shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, light and shaver point, heated towel rail, Velux window.

OUTSIDE: The property has off road parking via a block paved driveway for one vehicle. There are additional visitor spaces for the property nearby. To the rear of the house there is a low maintenance gravelled garden again enjoying sea views.

AGENTS NOTE: The property and development are privately managed by the residents and there is an annual maintenance charge of £64.73 due every March.

MATERIAL INFORMATION:

Council Tax Band: C

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

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.











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 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 22nd October 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.

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