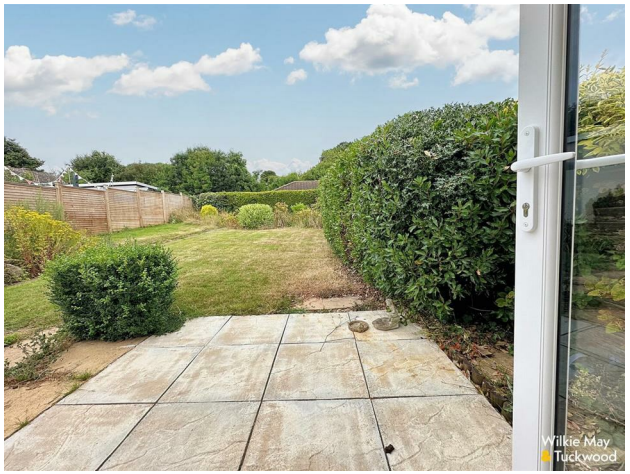






**Castle Mead**

Watchet TA23 0PZ

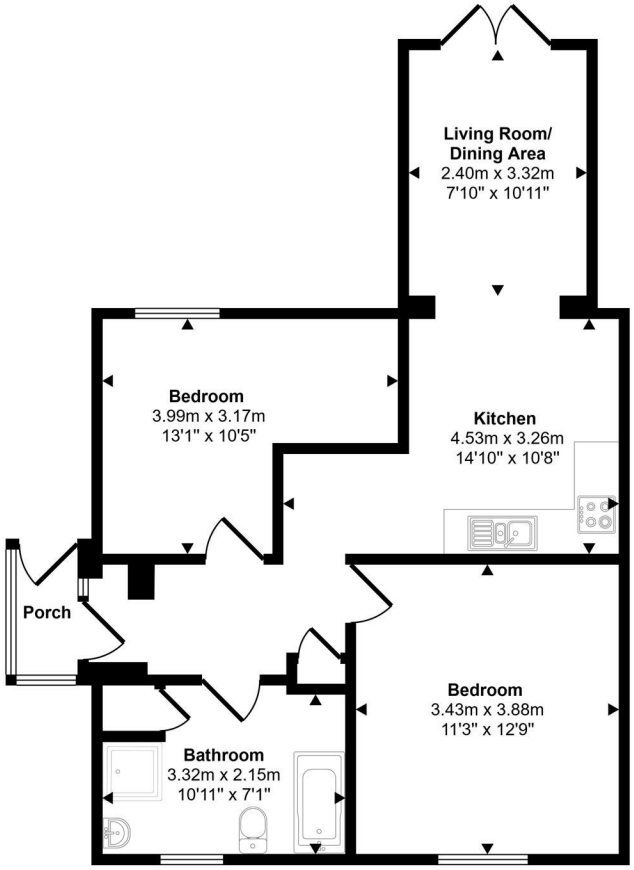
Price £225,000 Freehold

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Wilkie May & Tuckwood

# Floorplan

Approx Gross Internal Area
61 sq m / 657 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.

WM&T

# Description

**An attractive two-bedroom extended semi-detached bungalow situated within a pleasant residential area of Washford close to the West Somerset Steam Railway line which runs to the rear of the property.**

DESCRIPTION: The property comprises a semi-detached bungalow built of traditional brick and block construction under a tiled roof, with the benefit of full uPVC double glazing and electric heating. The bungalow is situated in a popular cul-se-sac, with the benefit of a modern fitted kitchen, and four-piece bathroom suite, together with off road parking, gardens and a garage.

The accommodation in brief comprises; Door into the Entrance Porch, composite door into Entrance Hall; storage cupboard. Open plan Kitchen/Living Room; with aspect to rear, patio doors to the rear garden, fitted modern kitchen comprising a range of shaker style cupboards, under a laminate effect rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, integrated dishwasher, fitted electric oven, four ring hob and extractor fan over. Bedroom 1; (or Living Room), aspect to front. Bedroom 2; aspect to rear. Family Bathroom; four piece suite comprising a shower cubicle with tiles surround and thermostatic mixer shower over, panelled bath, mixer shower attachment over, low level WC, pedestal wash basin.

OUTSIDE: The property has off road parking for 2 vehicles with up and over door, power and lighting. There is a front garden laid to lawn and a private rear garden laid to lawn and patio slabs backing onto the heritage West Somerset Steam Railway.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage.

Parking: There is off road parking and a Garage 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.
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.















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 26th 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.

**Tel: 01984 634793**

Wilke May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23 0AE

The Property Ombudsman

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