





Woodland Road

Watchet TA23 0HQ

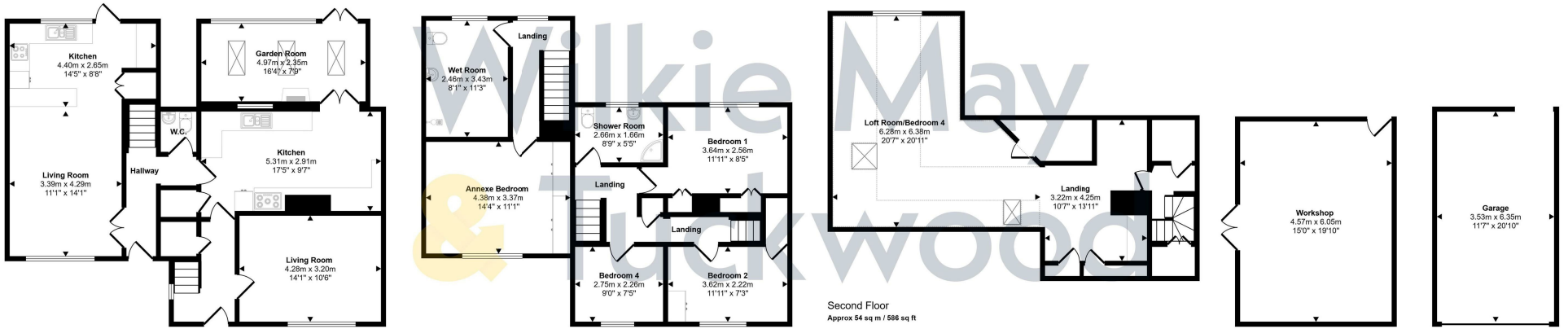
Price £395,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
263 sq m / 2833 sq ft



Ground Floor
Approx 86 sq m / 927 sq ft

First Floor
Approx 73 sq m / 782 sq ft

Second Floor
Approx 54 sq m / 586 sq ft

Storage Room
Approx 28 sq m / 297 sq ft

Garage
Approx 22 sq m / 241 sq ft

Denotes head height below 1.5m

Wilkie May & Tuckwood

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

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 property comprises a semi-detached family home, built of traditional brick construction, under a tiled roof, with the benefit of full uPVC double glazing, and gas central heating. The house has been heavily and skilfully extended by the current owner, to provide a sizeable family home with adjoining one bedroom self contained house that can be used as an annexe or potentially for income generation through letting. This property offers as much as many detached houses in the area, with views to the Quantock Hill's and the Bristol Channel, together with a Garage and Workshop. Viewings are highly recommended for those seeking a home suitable for multigenerational living.

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

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.











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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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