



Bay View

Watchet TA23 0EY

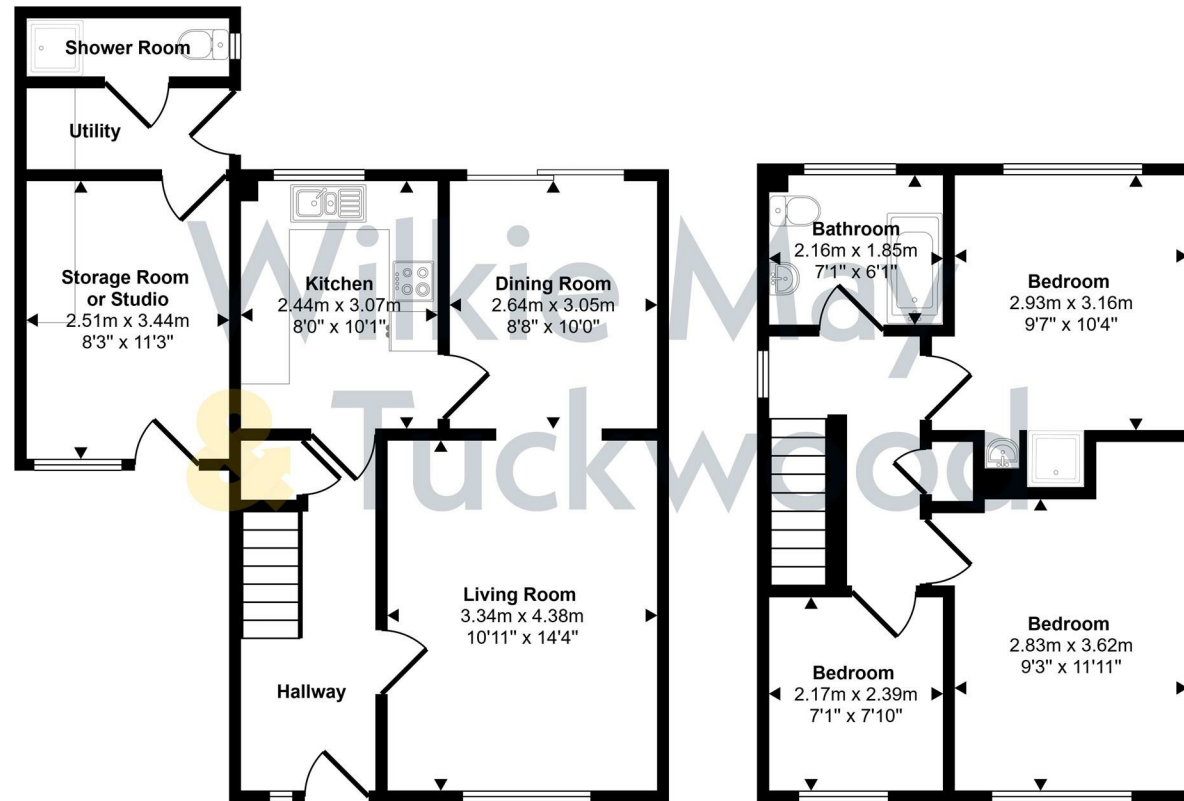
Price £279,950 Freehold



Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
93 sq m / 998 sq ft



Ground Floor
Approx 53 sq m / 572 sq ft

First Floor
Approx 40 sq m / 427 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 modern 3 bedroom semi detached family home, situated in a quiet-cul-de-sac with annexe/letting unit/home office and off road parking.

- Off Road Parking
- Letting Income Potential
- Private Gardens
- uPVC Double Glazing
- Gas Fired Central Heating



The property comprises a modern semi-detached house built approximately 25 years ago of traditional brick and block construction under a tiled roof with gas central heating and modern uPVC double glazing. The house has been cosmetically updated by the current owners and has the unique addition of a self-contained annexe/letting unit/home office.

In brief the accommodation comprises; part glazed uPVC door with obscure glazed side panels into Entrance Hall; oak laminate flooring, cupboard under stairs, inset drawers adding further storage to under stairs, door into Kitchen; aspect to rear, fitted kitchen comprising a good range of white cupboards and drawers under a rolled edge granite effect worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashback, matching wall units Diplomat electric eye level double oven, 4 ring gas hob, space and plumbing for a dishwasher, space for a tall fridge/freezer, inset ceiling spotlights, wall mounted Glow Worm gas fired boiler, door through to Dining Room; sliding patio doors to the Garden, archway into Living Room; aspect to front, TV point, telephone point, door to hallway. Stairs to the first floor rise from the Hallway to the first floor landing with hatch to roof space, airing cupboard housing modern foam lagged tank with wood slat shelving over. Bedroom 1; aspect to rear, built in drawers and overhead cupboards, TV point, shower cubicle with thermostatic mixer shower over, extractor fan, wash basin inset into double cupboard with tiled surround. Bedroom 2; aspect to front, built in drawers and overhead cupboards, TV point. Bedroom 3; aspect to front, TV point. Family Bathroom with re-fitted white bathroom suite comprising panelled bath with Mira thermostatic mixer shower over, WC, wash basin inset into wood effect worktop with cupboards under, tile effect multipanel walls, heated towel rail, inset ceiling spotlights, extractor fan, light and shaver point.

ANNEXE/LETTING UNIT/HOME OFFICE; The separate unit was formerly a garage to the property and was converted some years ago. The unit is accessed by a part glazed door from the car port and enters into the Living Room; with radiator, telephone



point, hatch to roof space, fitted granite effect rolled edge worktop, door into Utility/kitchenette Area with space and plumbing for a washing machine, granite effect rolled edge worktop, double cupboard over, half glazed door to rear garden, door into Shower Room with shower cubicle with electric Mira shower over, WC.

OUTSIDE: To the front of the property there is a driveway with space for at least 2 vehicles leading to the car port. The rear garden has been laid predominantly with paving stones for ease of maintenance with flower and shrub borders, a pond, and a useful covered seating/BBQ area.

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:



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.gov.uk/>.

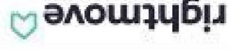
Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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 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 21st May 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 feature 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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