



## Risdon Road

Watchet TA23 0HL

Price £349,950 Freehold



**Wilkie May**  
& Tuckwood

# Floorplan





# Description

**NO ONWARD CHAIN – A modern detached 3 bedroom family home with generous gardens, garage and ample off road parking.**

- No Onward Chain
- Garage
- Off Road Parking
- Newly Fitted Kitchen
- Sea Views (From Principal Bedroom)
- Gas Fired Central Heating
- Viewings Recommended



The property comprises one of a pair of modern detached houses situated in a quiet position on the edge of the town, yet within easy walking distance of the nearby shops and first school. The house will be found in good decorative order throughout, and has recently had a new kitchen fitted, and benefits from full uPVC double glazing, gas central heating, sea views (from the Master Bedroom), garage and off road parking. Viewings are advised to appreciate the space on offer.

The accommodation in brief comprises; Part glazed uPVC door with stained glass detail into Entrance Hall/Dining Area; wood effect laminate flooring, double aspect.

Door into downstairs WC; wood effect laminate flooring, low level WC, corner wash basin with tiled splash backs.

Door into Kitchen; with aspect to front, modern range of fitted grey coloured cupboards and drawers under a quartz worktop with breakfast bar area, inset 1 ½ bowl stainless steel sink and drainer, mixer tap over, tiled splashback, fitted electric oven with 4 ring gas hob and extractor fan over, integrated fridge, integrated freezer, integrated dishwasher.

Door into Utility Room; with tile effect wooden flooring, aspect to side, half glazed uPVC door to rear garden, cupboards to match kitchen

with rolled edge granite effect worktop, inset stainless steel sink and drainer, tiled splashback, Ideal Classic boiler for central heating and hot water, space and plumbing for washing machine.

Glazed doors from Entrance Hall into Living Room; with wood effect laminate flooring, double aspect, TV point, glazed French doors into Conservatory; with private aspect, power points and radiator, French doors to garden.

Stairs to first floor landing from Entrance Hall.

Door into En-Suite Master Bedroom; aspect to rear with far reaching sea views to the Welsh coastline, Bristol Channel and Steep Holm, TV point, built in cupboard. En-Suite; with tiled walls, shower cubicle with thermostatic Mira shower over, pedestal wash basin, low level WC, light and shaver point.

Bedroom 2; aspect to front, TV point, hatch to roof space.

Bedroom 3; aspect to front, TV point.

Family Bathroom; with white suite comprising panelled bath, mixer shower attachment over, part tiled walls, pedestal wash basin, low level WC.

OUTSIDE: The property has off road parking for at least 3 vehicles with immediate access to the single Garage; with up and over door,



### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Freehold

**Services:** Add text here

**Local Authority:**

**Property Location:** Add text here **Council Tax Band:** D

**Broadband and mobile coverage:** Add text here

**Flood Risk:** Add text here

**Planning:** Add text here

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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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