



Brendon Road

Watchet TA23 0AU

Price £325,000 Freehold

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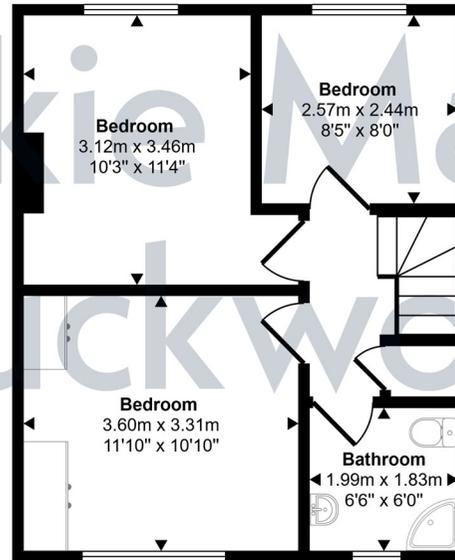
Wilkie May & Tuckwood

Floorplan

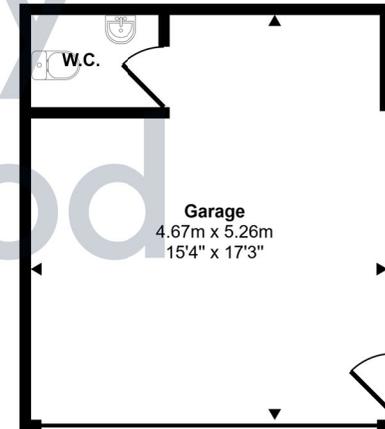
Approx Gross Internal Area
115 sq m / 1233 sq ft



Ground Floor
Approx 50 sq m / 534 sq ft



First Floor
Approx 40 sq m / 431 sq ft



Garage
Approx 25 sq m / 268 sq ft

 Denotes head height below 1.5m

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

SEA VIEWS – A three bedroom semi detached family home, sat above the town centre with far reaching sea views and a substantial garage.

- Sea Views
- Garage & Off Road Parking
- Gas Fired Central Heating
- uPVC Double Glazing
- Close to Town Centre



Kitchen; with aspect to the side, tiled floor, range of solid wood kitchen cupboards and drawers under a rolled edge worktop with inset one and a half bowl sink and drainer with mixer tap over, tiled splashbacks, four ring gas hob with extractor fan over, fitted electric oven with microwave space over, space and plumbing for washing machine, integrated dishwasher, integrated fridge, integrated freezer, room for breakfast table, glazed door to the rear garden.

The accommodation in brief comprises; Half glazed UPVC door into; Entrance Porch; with tiled floor. Half glazed UPVC door with leaded lights into; Entrance Hall; with tiled floor.

Door into; Downstairs WC; with tiled floor, low level WC, wash basin, tiled walls.

Sitting Room; with bay window, and aspect to front, with an uninterrupted view to the lighthouse and Bristol Channel and to the Welsh coastline, living flame gas coal effect fireplace inset into polished stone surround and hearth, oak engineered flooring.

Dining Room; with aspect to rear, French doors to the rear garden, oak engineered flooring.

The property comprises a semi-detached 1930's family home of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, gas central heating and off road parking. The property has far reaching sea views, and a substantial garage with off road parking in front.

Stairs to first floor landing; with hatch to roof space, and boiler cupboard housing the Worcester combi boiler for central heating and hot water.

Bedroom 1; with an aspect to the front, with uninterrupted views to the Bristol Channel, Harbour and Marina, fitted mirrored wardrobes, full height. Bedroom 2; aspect to rear, with original open fireplace with tiled surround. Bedroom 3; aspect to rear.



Shower Room; with tiled floor and walls, jacuzzi short bath/ shower cubicle, low level WC, wash basin inset into marble worktop with cupboards under, heated towel rail, shaver point.

OUTSIDE: To the front of the property there off road parking and a substantial Garage with electric roller door, and personal door to the side. Within the Garage, there are ample power points and a toilet and sink. The rear garden is L shaped and laid mainly to lawn.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

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



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/>.

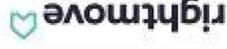
Flood Risk: Surface Water: XXX Rivers and the Sea: XXX Risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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 purchasers 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, references 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 or representatives or agents should not rely on them as statements or warranties 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 warranties 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 5th January 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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