

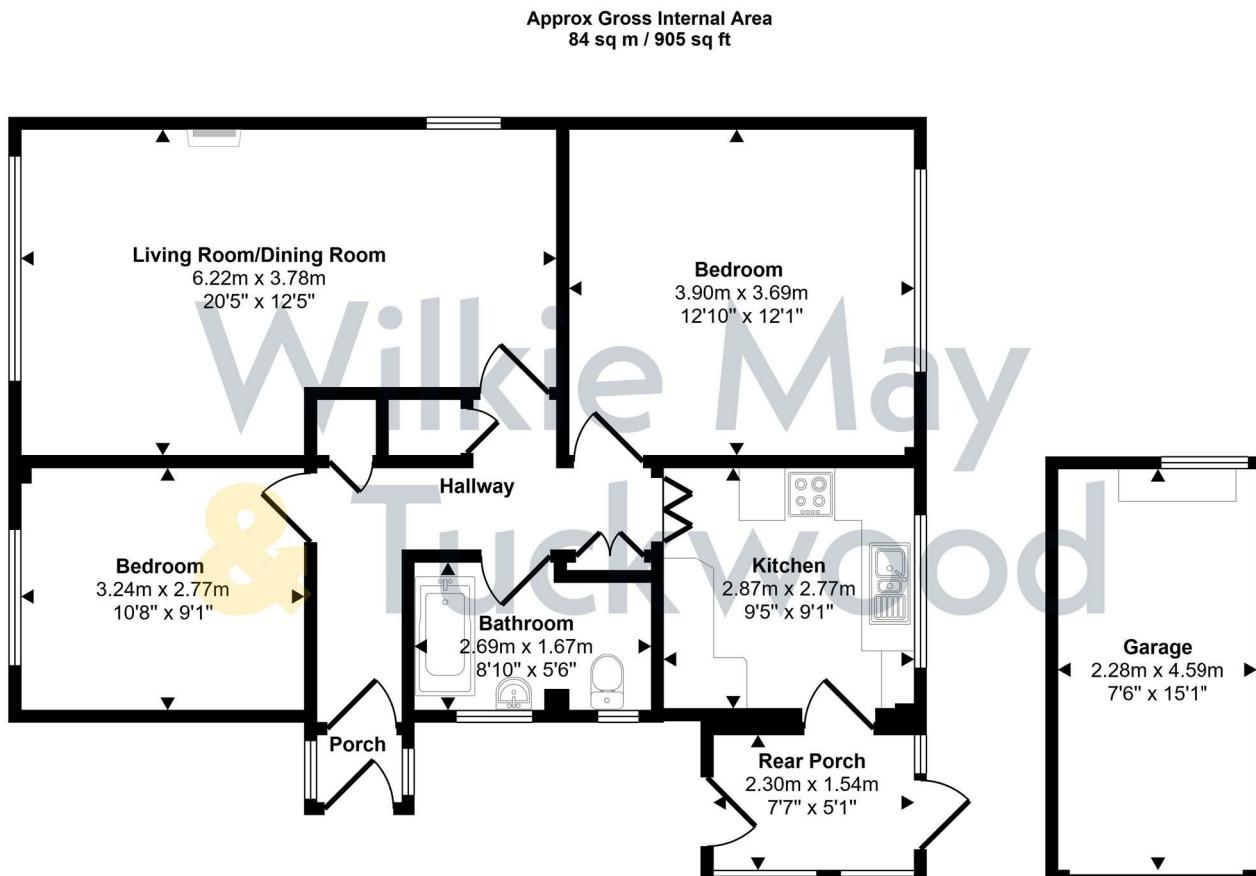


Risdon Road
Watchet TA23 0HL
Price £250,000 Freehold

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**Wilkie May
& Tuckwood**

Floorplan



Floorplan
Approx 74 sq m / 792 sq ft

Garage
Approx 10 sq m / 113 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 well maintained, two bedroom detached bungalow occupying a private position on the edge of the town, with a Garage, Parking and No Onward Chain.

- No Onward Chain
- Garage & Off Road Parking
- Gas Fired Central Heating
- Well Maintained
- Full uPVC Double Glazing



The accommodation in brief comprises; obscured glazed aluminium door into the Entrance Porch; with wood panelling and tiled floor; part glazed wooden door into the Entrance Hall; boiler cupboard housing the Worcester boiler, airing cupboard housing a copper cylinder with jacket and electric immersion switch with wood slat shelving over, shallow double storage cupboard. L shaped Living Room/Dining Room; with double aspect and feature electric fire place; Kitchen; with aspect to rear overlooking the garden, with a range of white modern cupboards and drawers under a wood effect rolled edge laminate work top with inset stainless steel sink and drainer, tiled splash back, space for electric oven with extractor hood over, space for tall fridge freezer, space and plumbing for washing machine. Half glazed uPVC door to rear porch with a door to front and a door to back. Bedroom 1; with aspect overlooking the rear garden, Bedroom 2; with aspect overlooking the front garden, Family Bathroom; with white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin.

OUTSIDE: The property is situated in an incredibly private plot with gardens being well kept and tended by the current owner. The front garden is laid to lawn with established hedging and a number of shrubs. The rear garden is laid again to lawn with small vegetable patches, a timber shed and pedestrian access to the Garage with power and lighting, up and over door and parking for one vehicle in front.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There 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.

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

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

broadband and mobile coverage: We understand that there is xxxx mobile coverage. The maximum available speeds are xxx mbps download and xxxx mbps upload.

Property Location: Council Tax Band: C

Local Authority:

Terure: Freehold

GENERAL REMARKS AND STIPULATIONS:

