



Wouldham Road

Watchet TA23 0EG

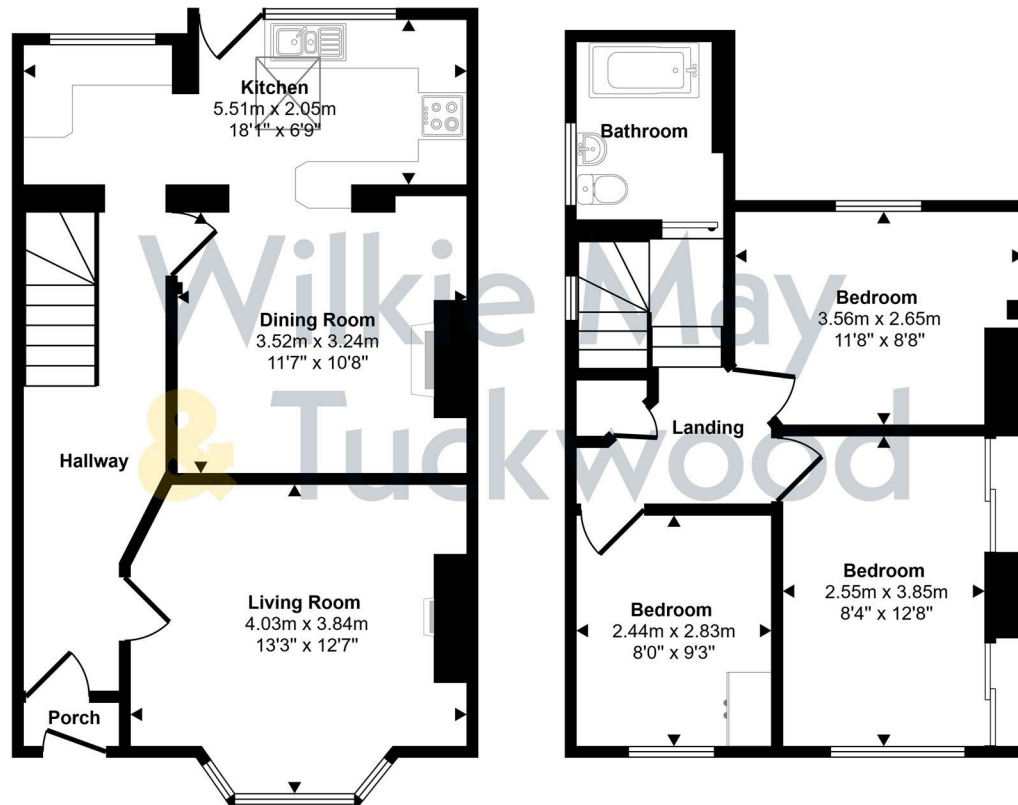
Price £256,750 Freehold

			
3	2	1	EPC

Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
91 sq m / 980 sq ft



Ground Floor
Approx 50 sq m / 535 sq ft

First Floor
Approx 41 sq m / 445 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 three bedroom semi detached family home, with double glazing, gas central heating, and off road parking.

- Double Glazing
- Off Road Parking
- Gas Fired Central Heating
- Close to Amenities



The accommodation in brief comprises; Glazed uPVC door with stained glass leaded light panel into Entrance Porch; wood effect laminate flooring, door into Entrance Hall; with wood effect laminate flooring, under stairs Utility Cupboard; with space and plumbing for a washing machine. Living Room; bay window with aspect to front, alcove shelving, wall mounted gas living flame coal effect fire with brick chimney breast. Wraparound Kitchen/ Dining Room; with aspect to the rear; ample room for a dining table, a range of kitchen cabinets and drawers under a granite effect laminate worktop with inset one and a half bowl sink and drainer, mixer tap over, tiled splashback, space for electric oven, with integrated extractor fan over, space for a tall fridge/freezer. Stairs to the first floor half landing; sliding door into the Bathroom; white suite comprising p shaped panelled bath with electric Bristan shower over, pedestal wash basin, low-level WC, heated towel rail. Main landing with hatch to the roof space, airing cupboard with modern foam lagged cylinder with immersion switch and wood slat shelving over (the boiler is located in the loft). Bedroom One; aspect to front, fitted wardrobes. Bedroom Two; aspect to rear. Bedroom Three; aspect to front.

Outside; there is off road parking for two vehicles under a carport with scope to create more parking if desired. To the rear of the house there is an enclosed garden laid to lawn with gated access which can be used for unloading and visitors. Within the garden there are two sheds

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road 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

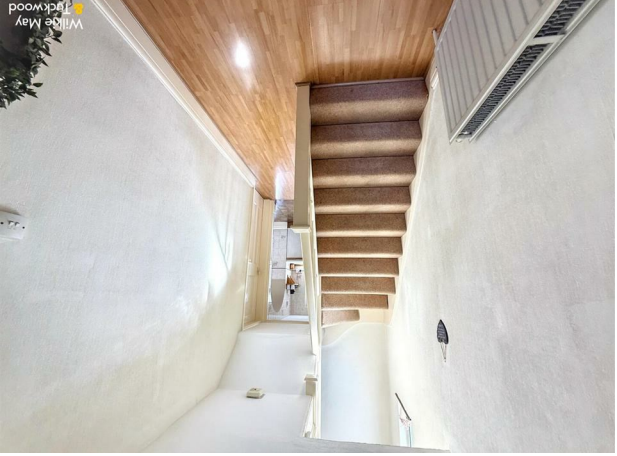
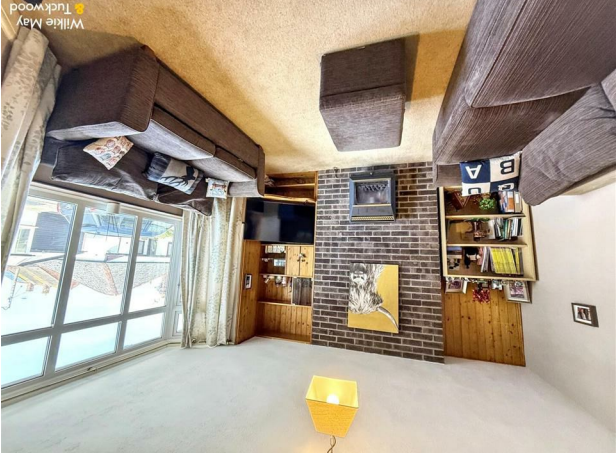
Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

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.



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 do not constitute part of an offer or contract. Prospective 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 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 22nd June 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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