



LIDDYMORE PARK

Watchet | West Somerset

Liddymore Park

Watchet TA23 0DR

Price £399,950 Freehold

4 | 2 | 3 | B EPC

Wilkie May & Tuckwood

Floorplan

The Kingsbury

Liddymore Park

Floor Plans & Dimensions: We have provided floor plans to show the approximate dimensions of the properties on this site. The dimensions may vary as each property is built individually and precise internal finishes may vary during the course of construction. External finishes will vary from plot to plot. Some plots may be handed versions of the illustrations (mirror image) and may be detached, semi-detached or terraced.

Elevations and Internal Finishes: Artist impressions/CGI's have been used to represent the houses to be built. The colours and finish of the various external elevations may vary from house to house. The area surrounding each property may also differ from that shown. Please be sure to check with our sales representative for details of the finishes relating to your chosen property at the time of reservation.

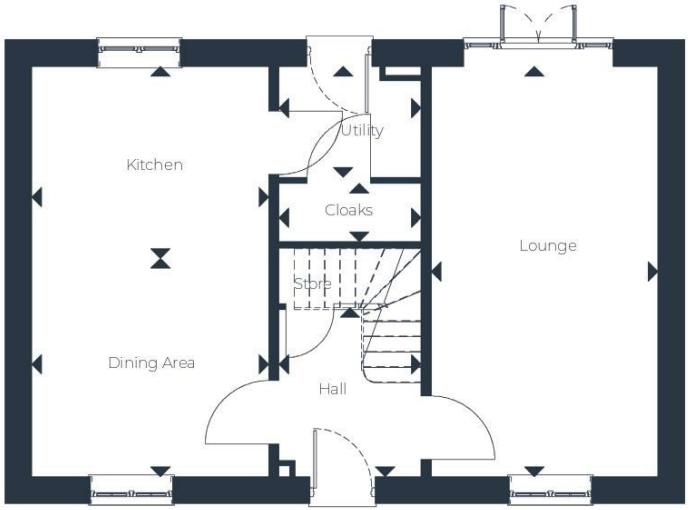
Ground Floor

Hall	2.07m x 2.43m	6'7" x 7'9"
Kitchen	3.45m x 2.79m	11'3" x 9'1"
Dining Area	3.45m x 3.18m	11'3" x 10'4"
Lounge	3.3m x 5.97m	10'8" x 19'5"
Utility	2.07m x 1.62m	6'7" x 5'3"
Cloaks	2.07m x 0.85m	6'7" x 2'7"

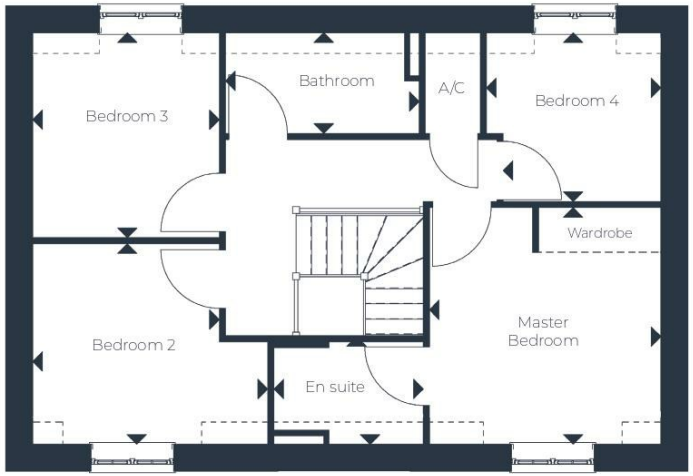
First Floor

Master Bedroom	3.36m x 3.44m	11'0" x 11'2"
En suite	2.17m x 1.46m	7'1" x 4'7"
Bedroom 2	2.72m* / 3.42m* x 2.91m	8'9"* / 11'2"* x 9'5"
Bedroom 3	2.71m x 2.98m	8'8" x 9'7"
Bedroom 4	2.29m* / 2.54m* x 2.45m	7'5"* / 8'3"* x 8'0"
Bathroom	2.81m x 1.46m	9'2" x 4'7"

* Minimum / maximum dimensions supplied for irregular shaped rooms



Ground Floor



First Floor

V1LP

WM&T

Description

4 Bedroom Detached Family Home, In Roof Solar PV Panels, Master Bedroom with En Suite and Fitted Wardrobe, Private Rear Garden, Single Garage and Private Driveway Parking, Electric Car Charging Point, Highly Energy Efficient, Traditional Solid Wall Construction

- 4 Bedroom Detached Family Home with Private Garden
- High Specification
- Built by highly respected Summerfield Homes
- In Roof Solar PV Panels
- Single Garage and Off Road Parking
- Electric Car Charging Point
- Predicted Energy Efficiency Rating 'B'
- Solid Wall Construction (not timber frame)

4 Bedroom Detached Family Home, In Roof Solar PV Panels, Master Bedroom with En Suite and Fitted Wardrobe, Private Rear Garden, Single Garage and Private Driveway Parking, Electric Car Charging Point, Highly Energy Efficient, Traditional Solid Wall Construction

This home is being built by highly respected regional housebuilder, Summerfield Homes, this fantastic spacious family home is situated on the picturesque Liddymore Park development, which enjoys wonderful views across to the Quantock Hills and surrounding countryside.

Finished to a very high standard throughout with an energy-efficient gas fired central heating boiler, solar PV panels and PVCu double glazing, this traditional brick and block property benefits from Predicted Energy Efficiency rating B.

PLOT 227 - The Kingsbury is an extremely spacious modern 4 bedroom family home boasting a generous-sized modern dual aspect kitchen/dining room, complete with a built-in double electric oven, stainless steel cooker hood and induction hob. Off the kitchen/dining room is a separate utility room and cloakroom. Also on the ground floor is a spacious dual aspect lounge with French doors that lead to the rear garden and useful understairs storage.

On the first floor is a modern contemporary family bathroom and four bedrooms, with the master bedroom benefitting from a built-in wardrobe with sliding mirrored doors and a beautiful modern en suite. This floor is also complete with a walk in airing cupboard on the landing.

Outside, you will find a fully rotovated private rear garden with external tap, single garage with off road driveway parking and an electric car charging point.

Location
Liddymore Park is ideally located to access the town, with lovely beaches, and surrounding countryside on your doorstep.

Watchet is a charming harbour town on the West Somerset Coast and has a great deal to offer, from the bustling Marina and historic port, the wild beauty of its coastline and stunning countryside with views inland towards the Quantock Hills. Whether it is a brisk walk, rock pooling and fossil hunting, or a mooch around the quirky shops in Watchet there is plenty to offer. The East Quay gallery, restaurant and studios are new to the town and host a full programme of exhibitions, events, workshops, courses and activities for children and adults all year round, there is always plenty to do.

Watchet is well connected via the A39 from Bridgwater and A358 from Taunton and Minehead. It also has a variety of local amenities and shops including independent and High Street names appropriate for modern living. Schools are well catered for, with a middle school nearby and the Knights Templar community church school and nursery within easy walking distance of Liddymore Park.

About Summerfield Homes
Summerfield is an established local property development Company with a longstanding reputation for building and selling quality new homes throughout the South West.
Formed in central Somerset in 1987, Summerfield evolved from a family-run construction company founded in 1823. Drawing on a deep store of local knowledge and experience, Summerfield build a range of commercial and residential properties to high construction and environmental standards.
With a strong track record of delivering quality property, Summerfield Homes build a wide selection of residential property ranging from one bedroom properties, to two bedroom affordable coach houses and three, four and five bedroom prestigious properties. Every home is designed to complement its setting, incorporating a style typical of the local area with character features and individual finishes.
Built using the latest construction techniques, all Summerfield Homes are built using traditional construction methods of brick and block work and come with a 10-year National House Builders Council (NHBC) warranty.

*Please Note : Images, and virtual tours used on this listing may be taken from a previous development and the specification and finishes may vary at Liddymore Park. All images, virtual tours and CGI's are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification, elevations, internal finishes and the area surrounding the property may differ. Images may be of a slightly different model of home and may include optional upgrades and extras which involve additional cost. Individual features such as windows, doors, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture are not included in any sale. Please be sure to check with our sales representative for details of the exact specifications and finishes relating to your chosen property at the time of reservation.
*Bathroom count is inclusive of downstairs cloakroom

Please Note: There will be a Management Company set up at Liddymore Park to maintain the attenuation ponds and public open spaces. It is anticipated that each property will pay a yearly annual fee of £225.00 to the Management Company.











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 and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference 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 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 17th November 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 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.

Tel: 01984 634793

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The Property Ombudsman

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