



## Copse Close

Watchet TA23 0HW

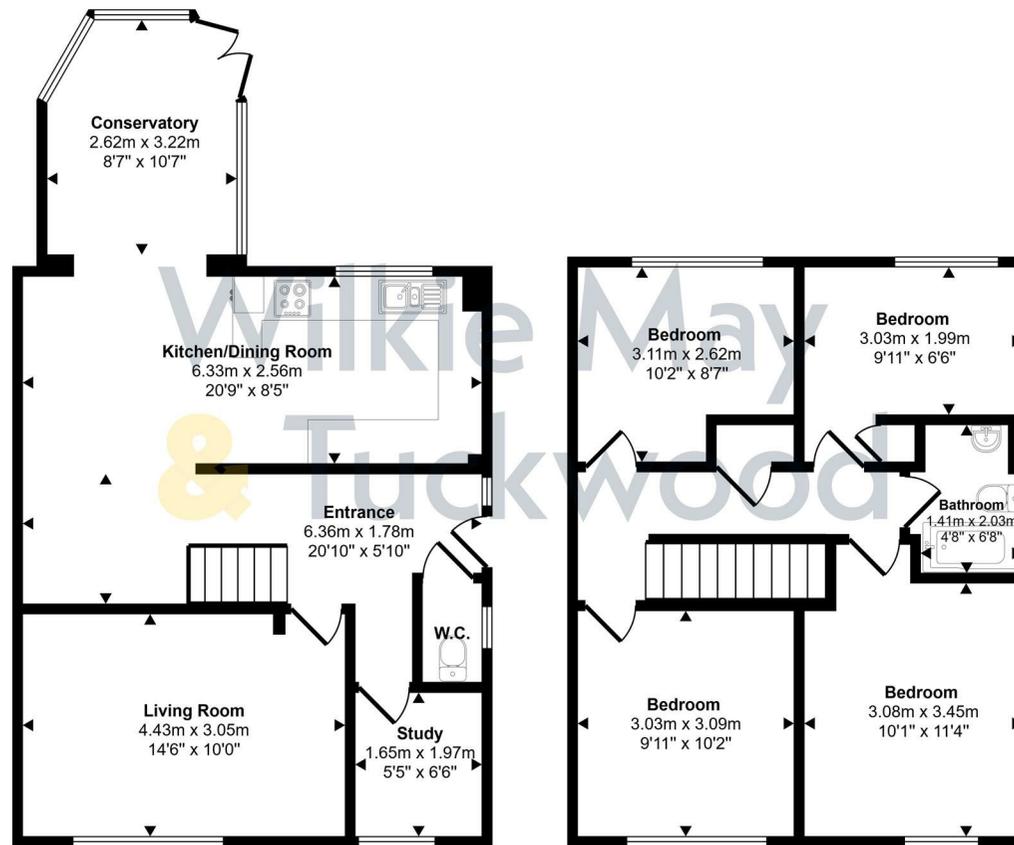
Price £280,000 Freehold

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Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
105 sq m / 1135 sq ft



Ground Floor  
Approx 57 sq m / 610 sq ft

First Floor  
Approx 49 sq m / 525 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 spacious four bedroom semi detached family home, situated in a cul-de-sac on the edge of the town with sea views, a Garage and No Onward Chain.

- No Onward Chain
- Spacious Accommodation
- Garage
- Parking
- Cul-de-sac Location
- Far Reaching Views to The Bristol Channel



The accommodation in brief comprises; Ground floor; obscured UPVC door into Entrance Hall; door into downstairs WC; low level WC, wash basin with tiled splashback. Ground floor Study; with aspect to front. Living Room; with aspect to front and sliding patio doors to the front garden. Wrap around Kitchen/Dining Room; with aspect to rear, ample room for a dining table, excellent range of beech effect cupboards and drawers, with granite effect rolled edge worktop with inset one and a half bowl sink and drainer with mixer tap over, tiled splash backs, fitted electric oven, four ring hob with extractor over, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher. Cupboard housing the gas fired Ideal combi boiler. Conservatory; with heating and power points, with double doors to the garden. Stairs to first floor landing, linen cupboard, hatch to roof space with ladder and light switch. Bedroom 1; with aspect to front, with good range of fitted wardrobes. Bedroom 2; with aspect to front. Bedroom 3; with aspect to rear, with far reaching views to the Bristol Channel and the Welsh coastline. Bedroom 4; with aspect to rear, again with views to the Bristol Channel and the Welsh coastline. Family Bathroom; with white suite comprising panel bath, tiled surround, thermostatic mixer shower over, low level WC, corner wash basin, heated towel rail.

OUTSIDE: There is off road parking for two to three vehicles, a garage, with up and over door, power and lighting. Two timber sheds and a timber greenhouse. The gardens are enclosed by fencing and are mainly lawned and enjoy a good degree of privacy. To the front of the property, the gardens are again laid to lawn, terraced over three levels, with a patio seating area off of the living room.

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](https://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](https://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](https://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 27th February 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 misses) 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. 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.



**Tel: 01984 634793**

Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

