



Risdon Road

Watchet TA23 0HL

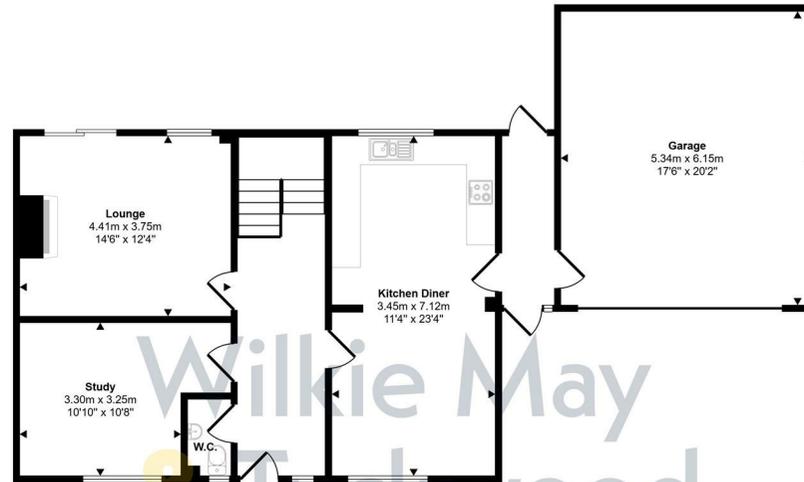
Price £395,000 Freehold

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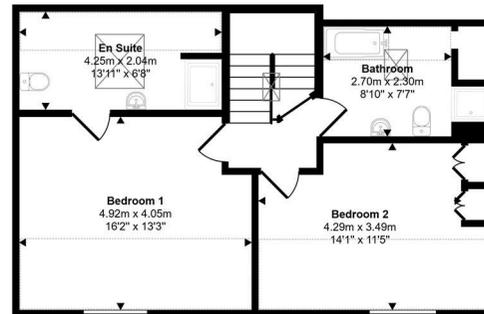
Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
170 sq m / 1827 sq ft



Ground Floor
Approx 109 sq m / 1173 sq ft



First Floor
Approx 61 sq m / 654 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

A spacious and beautifully detached three bedroom chalet bungalow with a double Garage, solar panels and a woodburner.

- No Onward Chain
- En-Suite Bedroom
- Double Garage
- Ample Off Road Parking
- Solar Panels
- Wood Burner



The accommodation in brief comprises; part glazed uPVC door into spacious Entrance Hall; door into Downstairs WC; with slate tiled floor, low level WC, washbasin with tiled splashback, Study/Ground Floor Bedroom 3; with aspect to front, Living Room; with aspect to rear, sliding patio doors to the garden, a Stovax multi fuel burner inset into the chimney breast with a brick hearth and wooden mantelpiece over, Kitchen/ Dining Room; with under floor heating, triple aspect, part tiled floor and part oak engineered floor with under floor heating, to the kitchen area modern shaker style kitchen cupboards and draws under a solid oak worktop with matching upstands, inset one and half bowl stainless steel sink and drainer with mixer tap over, integrated dishwasher, fitted electric oven with five ring gas hob and extractor fan over, space for tall fridge freezer, ample room for dining table. Door to side porch. Stairs to first floor landing from the hallway with a Velux window, Ensuite Bedroom 1; with a aspect to the front and distant views to the Quantock Hills, door into the Ensuite Shower Room; with under floor heating, Travertine tiled walls and flooring, large walk in shower cubicle with thermostatic mixer shower over, stone bowl round sink with rain tap over, low level WC, heated towel rail, Bedroom 2; aspect to front, again with distant views to the Quantock Hills, hatch to roof space, fitted wardrobes, Family Bathroom; with four piece suite, comprising a rolled top bath with claw feet, wood effect tiled flooring with separate shower cubicle with multi panel surround and thermostatic shower over, low level WC, circular sink inset into a decorative vanity unit, airing cupboard with modern cylinder with immersion switch.

OUTSIDE: There is double driveway with off road parking for two to three vehicles, with a large double garage with electric roller door, a wall mounted Glow Warm boiler, basic kitchen cupboard with stainless steel sink, space and plumbing for washing machine, space for further white goods, ample power points, a plied ceiling with hatch to further storage space, electric sectional door the is a second driveway and a rear garden laid to lawn with a South West facing aspect, the garden is arranged over two levels with a patio seating area with the remainder laid to lawn and a lean to greenhouse/ potting shed.



AGENTS NOTE: The solar panels are owned and generate an annual income of approximately £800 per annum.

MATERIAL INFORMATION:

Council Tax Band: D

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is plenty of parking and a double 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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: D

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 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 contract on behalf of the vendor. 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 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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