

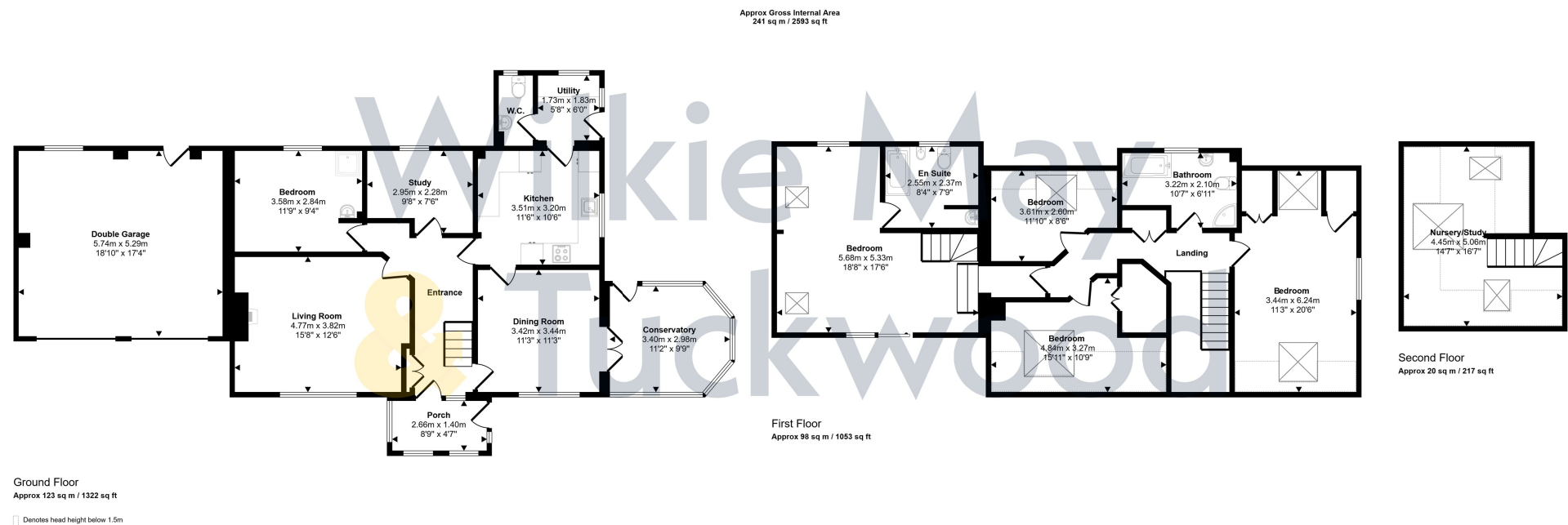


Watchet TA23 0PA
Price £625,000 Freehold

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Wilkie May
& Tuckwood

Floorplan



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

WELL PRESENTED THROUGHOUT - A substantial detached 5/6 bedroom family home, situated in the desirable location of Lower Washford, sitting adjacent to the West Somerset Steam Railway Line, with light and well presented accommodation, a double Garage and established gardens.

- Well Presented Accommodation
- Views Over The West Somerset Railway
- Double Garage
- Established Gardens
- Flexible Accommodation



Bracken comprises one of two detached individually built family homes situated in the charming and much sought after location of Lower Washford, just a stones throw away from the Mineral Line. The house offers flexible accommodation over two floors, with the ability for multi generational living and has recently been updated throughout by our clients, and now offers well presented accommodation ready to move in to. The house is built of traditional brick and block construction with part rendered and part tiled elevations under a tiled roof with the benefit of full uPVC double glazing and oil fired central heating.

The accommodation in brief comprises; Glazed uPVC Entrance Porch; glazed uPVC door into Entrance Hall; laminate wood effect flooring, built in cupboard, open tread staircase.

Living Room; aspect to front, views to the Brendon Hills, wood burner on a tiled hearth, alcove shelving.

Kitchen; newly fitted kitchen with an excellent range of matt white cupboards and drawers under a quartz worktop with inset sink, mixer tap over, eye level oven, four ring induction hob, integrated tall fridge, integrated dishwasher.

Door into Dining Room; aspect to front, laminate wood effect flooring.

French doors into the Conservatory; laminate wood effect flooring, distant views.

Utility Room; with door to the rear garden, recently insulated, space and plumbing for a washing machine.

Door into Downstairs WC; with low level WC, wash basin with tiled splashback.

Ground Floor Bedroom with Shower; aspect to rear, shower cubicle with tiled surround, thermostatic mixer shower over, wash basin inset into vanity cupboard, heated towel rail.

Study or Bedroom 6; aspect to rear.

Stairs to the first floor; landing with hatch to the roof space, airing cupboard housing a modern foam lagged cylinder with immersion switch and wood slat shelving over.

Bedroom 1; aspect to front, sliding patio doors onto the balcony, far reaching views to the Quantock and Brendon Hills, 2 Velux windows, door into the newly fitted En-Suite with an excellent range of storage cupboards, four piece white suite comprising panelled bath, tiled surround, separate shower cubicle with tiled surround and thermostatic mixer shower over, low level WC, bidet, wash basin, heated towel rail.

Stairs to the first floor Play Room/Study/Nursery with 3 Velux windows again with far reaching views.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority:

Property Location: Add text here **Council Tax Band:** D

Broadband and mobile coverage: Add text here

Flood Risk: Add text here

Planning: Add text here

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 April 2024. .

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.



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