



Wouldham Road

Watchet TA23 0EQ

Price £249,950 Freehold



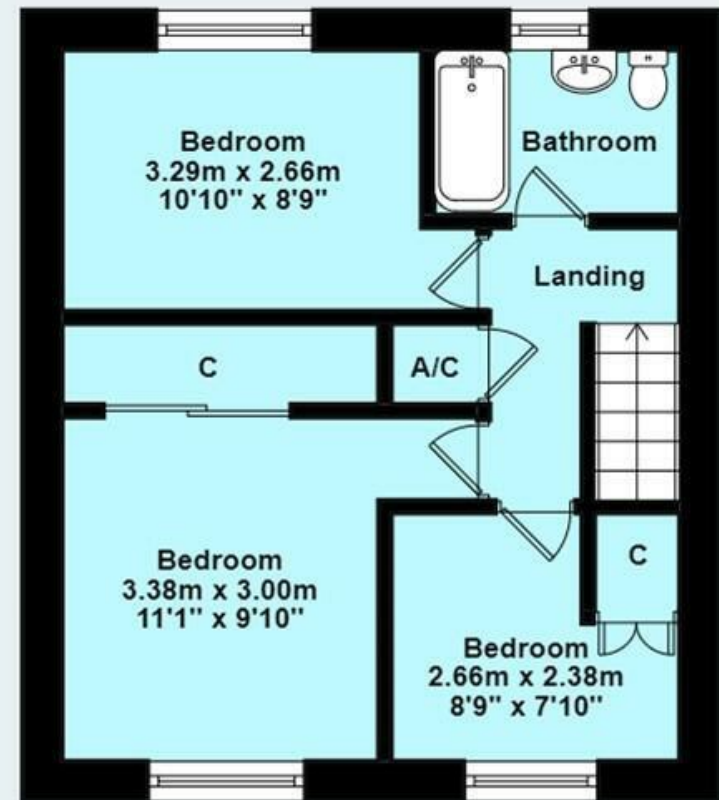
**Wilkie May
& Tuckwood**

Floorplan

Ground Floor



First Floor



Description

A very well presented semi detached family home, situated in a convenient location just a short walk from the nearby first schools and shops.

- No Onward Chain
- Well Presented Throughout
- Off Road Parking
- Gas Fired Central Heating
- South Facing Garden



The accommodation in brief comprises; Part glazed uPVC door into Entrance Hall; with under stairs storage cupboard. Living Room; with aspect to front, chimney breast with living flame gas coal effect fire with marble effect surround. Kitchen; aspect to rear, under stairs storage cupboard, excellent range of wood effect cupboards and drawers under a granite effect rolled edge worktop with inset one and half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, eye level fitted electric double oven, four ring hob with extractor hood over, integrated dishwasher, space for tall fridge/freezer, ample room for a dining table, cupboard housing iDeal logic boiler, stable door to side lobby with uPVC door to front. Utility Room; aspect to front, with space and plumbing for a washing machine, space for a tumble dryer, wood effect rolled edge worktops. Large storage cupboard, door to rear garden. Stairs to first floor; landing with hatch to roof space, airing cupboard with modern foam lagged cylinder with wood slat shelving over and electric immersion switch. Bedroom 1; aspect to front, with fitted wardrobes with sliding doors. Bedroom 2; aspect to rear. Bedroom 3; aspect to front, built in wardrobe over the stairs. Family Bathroom; with a modern white suite comprising a panelled bath, with multi panel surrounds, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail.

OUTSIDE: To the front of the property there is a driveway affording off road parking, with an adjacent gravelled garden area which offers further off-road parking if needed. To the rear of the house there is a south facing garden with immediate patio seating area, with the remainder laid to lawn with gravelled pathways and a second seating area again laid to gravel for ease of maintenance.

MATERIAL INFORMATION:

Council Tax Band: B

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: B

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.org.uk/>.

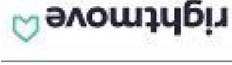
Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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 purchasers 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 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 18th February 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars 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.



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

Tel: 01984 634793

