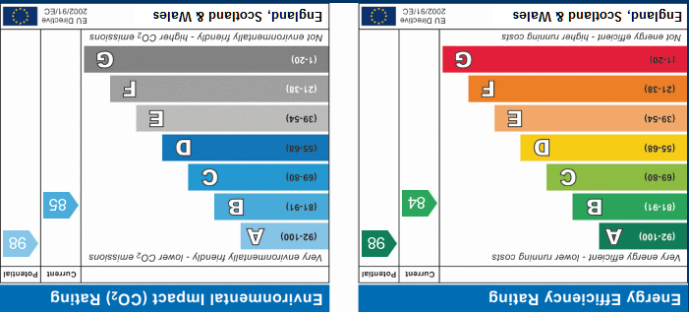


IMPORTANT NOTICE: Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer 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 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 February 2017. 5. 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. 6. 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.



Tenure: The property is offered for sale freehold, by private treaty with vacant possession on completion.

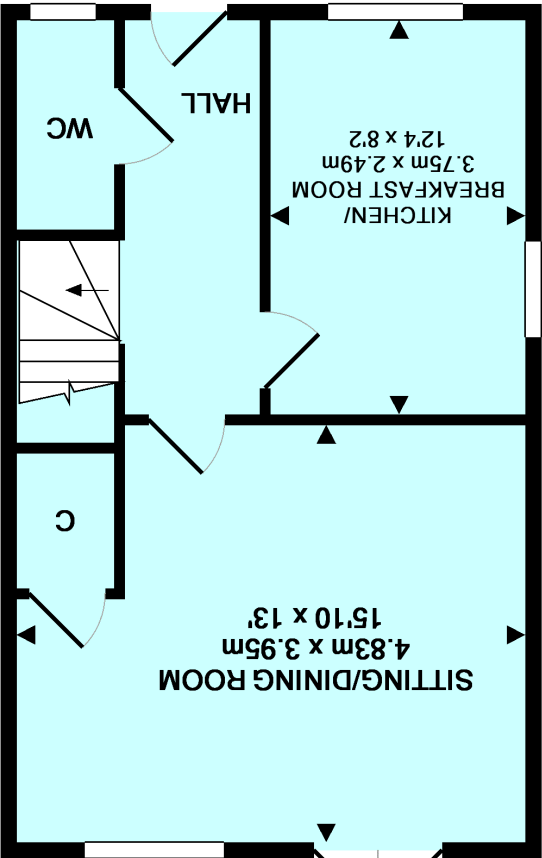
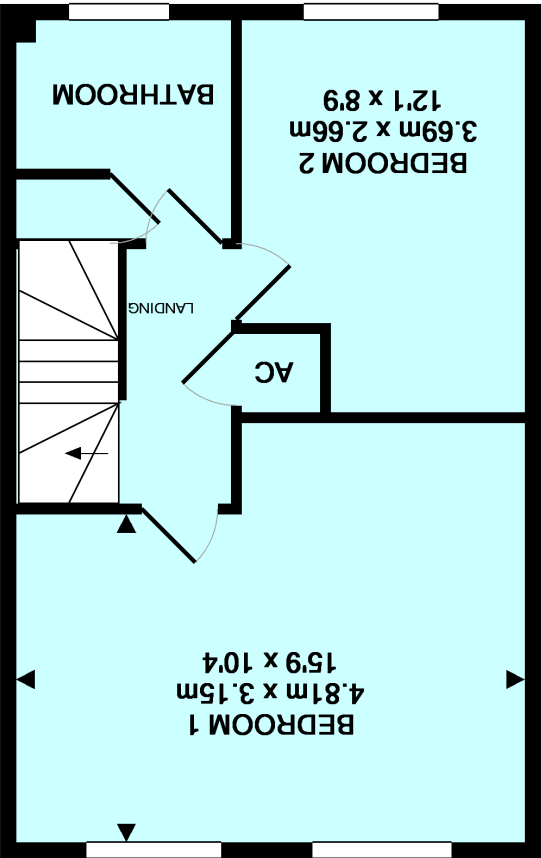
Services: Mains water, mains electricity, mains drainage, Air source heat pump central heating.

Council Tax: C

GENERAL REMARKS AND STIPULATION

Price: £175,000

Courtlands Close
Watchet | TA23 0JG





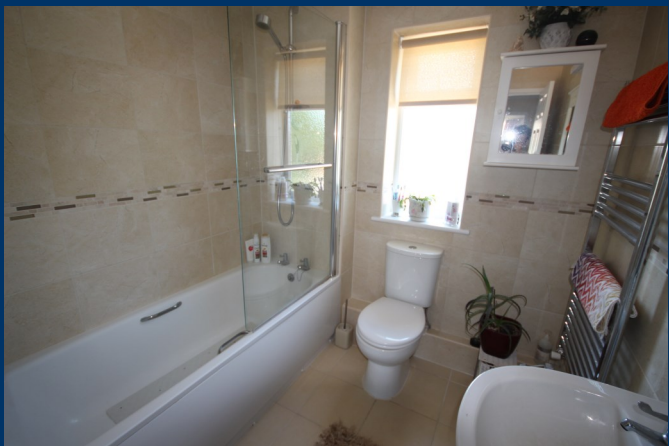
DESCRIPTION: The property comprises a modern semi detached house built in 2015 by a local developer. The property is of traditional brick and block construction under a tiled roof with uPVC soffits, fascia's and guttering. Insulated to current regulations, the house is energy efficient with loft and cavity wall insulation with uPVC double glazed windows and situated in an elevated position in the town giving the house far reaching views to the Quantock Hills from the master bedroom and to the Bristol Channel and Welsh Coastline from the garden. The house offers ample scope to be extended to the rear or side with the addition of a conservatory or garage subject of course to the necessary consents.

The accommodation in brief comprises; UPVC door into Entrance Hall; light wood effect laminate flooring, telephone point, door into Downstairs WC; light wood effect laminate flooring, low level WC, pedestal wash basin. Kitchen/Breakfast Room; light wood effect laminate flooring, good range of white fitted cupboards incorporating drawers under a black granite effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, 'Beko' electric oven with four ring 'Indesit' hob over and extractor fan over, space and plumbing for a washing machine, space for a tall fridge/freezer, small breakfast bar, room for breakfast table, aspect to side and front. L Shaped Sitting Room/Dining Room with French doors to rear garden, cupboard under stairs, TV point, space for dining table. Stairs to first floor landing with hatch to roof space, airing cupboard housing modern pressurised hot water cylinder, door from landing into Master Bedroom; with far reaching views to the Quantock Hills, bespoke freestanding wardrobe with sliding doors which can be included in the sale or removed, Bedroom 2; with matching bespoke freestanding wardrobe, aspect to front. Bathroom; fully tiled walls and floor, white suite comprising panelled bath with thermostatic shower over, low level WC, pedestal wash basin, heated towel rail, light and shaver point, large linen cupboard.

OUTSIDE: The property has off road parking laid to gravel with scope to build a car port or garage if desired subject to planning permission. There is a small front garden laid to lawn with planted borders. To the rear of the garden the boundary is formed by a feather board fence which offers a high degree of privacy. Laid mainly to lawn with a paved seating area and gravelled area for ease of maintenance, some far reaching views can be enjoyed toward the Bristol Channel and Welsh Coast. There is also a timber shed and a Mitsubishi air source heat pump for the heating and hot water.

DIRECTIONS: From our office in Swain Street proceed up to the railway bridge and turn left onto Brendon Road which then becomes South Road, take your next right and immediate left to continue along South Road. Take your fourth right onto Churchill Way before taking your next left onto Courtlands Close where the property can be found as shown by our For-Sale board.

LOCATION: Situated in the ancient harbour town of Watchet, boasting a colourful maritime history dating back over two thousand years. Nestled between Exmoor National Park and the Quantock Hills it is hard to believe that the M5 is only half an hour away, with Bristol and its international airport easily commutable. 21st Century Watchet still holds all the charm from long ago while offering the amenities essential to modern living including; a post office, opticians, hairdressers, convenience stores and a host of quirky antique, gift and art shops as well as a popular deli, three cafes, a number of pubs, bed and breakfasts, two museums, junior school, and a doctor's surgery, the town certainly has a great deal to offer anyone wishing to make their home here. The coastline and Watchet Harbour Marina, are notable attractions of the area. For steam enthusiasts, The West Somerset Railway runs regularly throughout the year connecting Bishops Lydeard and Minehead with Watchet and all local stations on route.



An energy efficient two bedroom semi detached modern home with the potential to extend and enjoying views to the coast and Quantock Hills.

ACCOMMODATION *[All measurements are approximate],*

Entrance Hall, Downstairs WC, Kitchen/Breakfast Room: 12'3 x 8'2 (3.75m x 2.49m), L-Shaped Sitting Room/Dining Room: 15'10 x 12'11 (4.83m x 3.95m)

First Floor Landing, Bedroom One: 15'9 x 10'4 (4.81m x 3.15m), Bedroom Two: 12'1 x 8'8 (3.69m x 2.66m), Family Bathroom