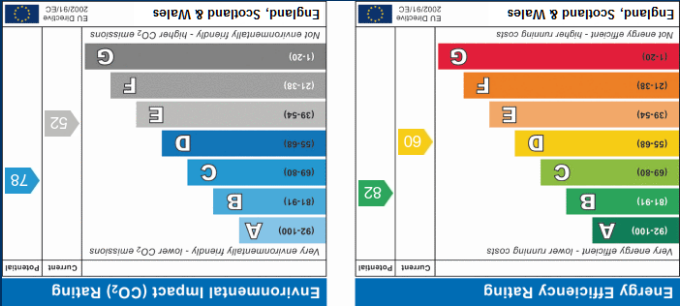


IMPORTANT NOTICE: Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer 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satisfy themselves by inspection incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared February 2017. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty or otherwise as to the correctness of each of them. 4. No responsibility can be accepted for any expenses whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 5. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 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. 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.

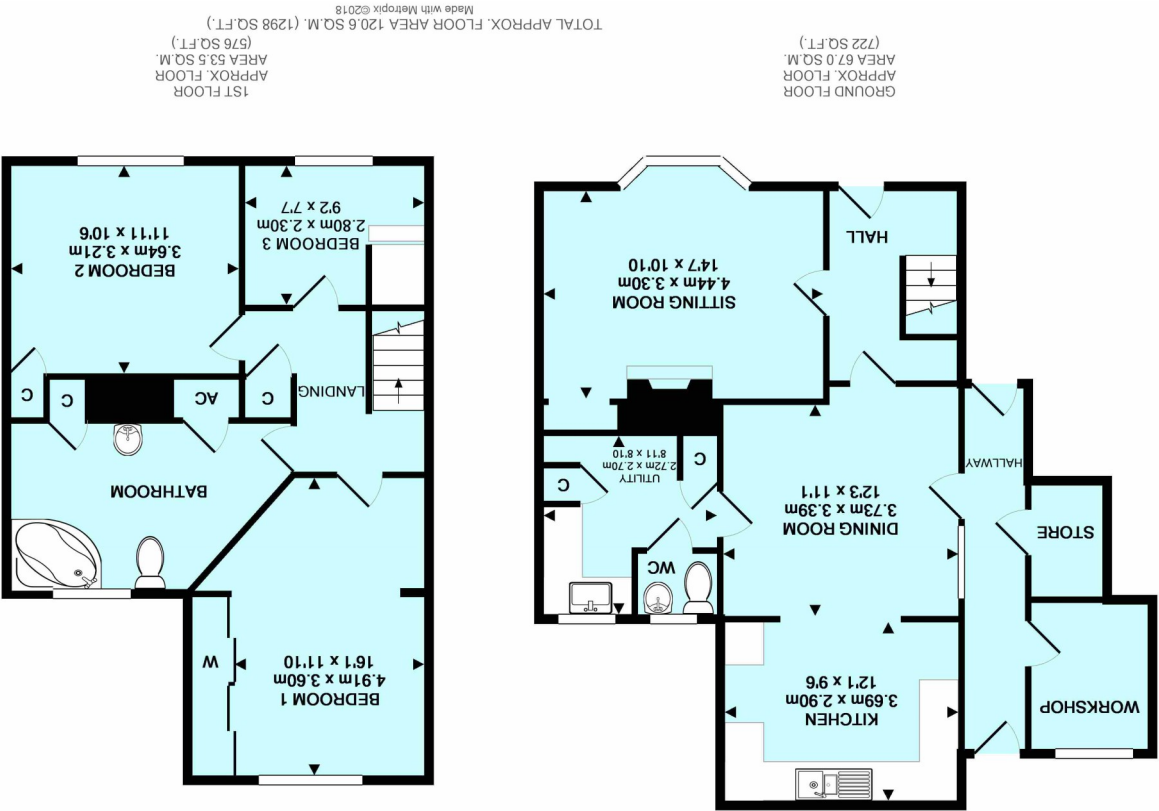
Services: Mains water, mains electricity, mains drainage, Gas fired central heating.

Council Tax: B

GENERAL REMARKS AND STIPULATION

Price: £199,950

Ramon Avenue
Watchet | TA23 0EJ





DESCRIPTION: The property comprises a semi-detached family home built of traditional brick construction under a tiled roof with extended and spacious accommodation traditionally arranged over two floors. The property has gas fired central heating, double glazing and sunny south facing rear gardens.

The accommodation in brief comprises: double glazed UPVC door into Entrance Hall, with under stairs storage, telephone point, burglar alarm pad and door into; Sitting Room with bay window, TV point, reconstructed stone fireplace with tiled hearth (The fire opening is currently blocked off) and a recess with former access to the utility room; The Kitchen/Dining room has an aspect to the rear, telephone point and space for a large dining table; archway into Kitchen with a good range of pine fitted kitchen cupboards and drawers, with rolled edge worktops, inset 1 ½ bowl sink and drainer with mixer tap over, tiled splashbacks, space for a range cooker with extractor fan over, space and plumbing for a dishwasher, space for a tall fridge-freezer, door into; Downstairs WC/Utility; Downstairs W/C with low level W/C, pedestal wash basin and shaving point; Utility Room with fitted rolled edge worktop with cupboards and drawers under, Belfast sink with tiled splashbacks, space and plumbing for washing machine, space for tumble dryer, Baxi wall mounted boiler for gas central heating and hot water. Door from the Kitchen/Dining Room with bullseye glass to the side lobby; uPVC doors to front and rear, power points and radiator Within the side lobby there are two stores which have power and lighting.

Stairs to first floor landing; with linen cupboard and access to loft space with fitted ladder; Bedroom One is a large double bedroom with built-in wardrobes and an aspect to the rear; Bedroom Two is also a double bedroom with an aspect to the front; Bedroom Three with recessed cupboard over the stairs and a telephone point. Large Family Bathroom with corner bath with tiled surrounds, thermostatic mixer shower over, W/C, pedestal hand wash basin, linen cupboard, airing cupboard housing modern foam lagged tank with wooden slat shelving and immersion.

OUTSIDE: The property has off road parking for two cars. There is a small garden to the front of the property which is laid to gravel for ease of maintenance. To the rear of the house is a south facing garden laid mainly to lawn with pond and fenced borders. There are also two sheds and a plastic storage shed which will be included in the sale.

DIRECTIONS: From our office in Swain Street proceed up to the railway bridge and turn left onto Brendon Road which then becomes South Road and then Doniford Road. Take your third right onto Liddymore Road and your second left onto Wristland Road, continuing on into Ramon Avenue in front of you where the property can be found on your right hand-side 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 Ex-moor 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 extended and spacious semi-detached family home located in a level and convenient position close to amenities and the local first school.

ACCOMMODATION [All measurements are approximate],

Entrance Hall, Sitting Room: 14'6 x 12'3 (4.43m x 3.74m), **Open Plan Kitchen/Dining Room:** 20'7 x 12' (6.28m x 3.70m)

Downstairs WC/Utility: 8'11 x 8'10 (2.72m x 2.69m), **Rear Lobby**

First Floor Landing, Bedroom One: 16'1 x 12'2 (4.92m x 3.71m), **Bedroom Two:** 11'11 x 10'11 (3.63m x 3.34m), **Bedroom Three:** 9'2 x 7'6 (2.79m x 2.31m),

Family Bathroom, 2 X Stores