

Roadwater, Watchet, TA23 0RG

Price Guide £435,000

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A unique and substantial 4 double bedroom detached modern house built to the owners individual specification situated in a sought after village which provides everyday amenities with a Post Office, shop, pub and village hall. A primary school is nearby at Washford with a wider selection of shops including supermarkets and schooling at Williton, 6 miles distant. Good size kitchen/breakfast room, separate dining room/study, generous double garage and lots of off road parking. Immediately available with NO ONWARD CHAIN - early viewing highly recommended.



- Reception hall with oak staircase and gallery landing
- Good size kitchen/breakfast room
- Useful utility room
- 3 further double bedrooms & family bathroom
- Wrap around gardens
- Spacious sitting room
- Dining room/study
- Bedroom with refitted en-suite
- Double glazing & oil central heating & owned solar panels for energy efficiency
- Generous double garage and lots of off road parking - NO ONWARD CHAIN

















Reception Room

20'9 x 12'4 (6.33 x 3.77m)

This light and airy reception room offers a warm and inviting space, featuring a large fireplace with a classic mantel as the focal point. The neutral decor and soft carpet create a cosy atmosphere, complemented by natural light streaming through the double doors that open out onto the garden, enhancing the sense of openness and connection with the outdoors.

Kitchen / Breakfast Room

18' x 14'5 (5.48 x 4.40m)

A well-appointed kitchen/breakfast room featuring fitted wooden cabinets and dark granite-effect work surfaces. The tiled floor enhances practicality, while a range cooker sits beneath a stylish extractor hood. The space benefits from two windows allowing plenty of natural light, with ample room for a small dining table, making it ideal for casual family meals.

Dining Room

12'4 x 11'2 (3.76 x 3.41m)

This dining room is comfortably sized and offers a charming, light-filled area for family meals or entertaining. It features a large window overlooking the garden and has neutral walls and carpeting that provide a versatile backdrop for any style of furnishing.

Utility

12'4 x 6'2 (3.76 x 1.89m)

A practical utility room with tiled flooring and fitted cupboards providing useful storage and work surface space. It includes plumbing for appliances and a door leading to the outside, making it a convenient area for laundry and household tasks.

WC

A separate WC with a simple white pedestal wash basin and WC, featuring light wood effect flooring and a window for ventilation and natural light.

Hallway

The hallway features polished wooden flooring and an elegant staircase with wooden balustrades, creating a welcoming entrance to the home. It links the reception room, dining room, and kitchen, offering a practical and visually appealing flow through the ground floor.

Landing

A spacious landing area on the first floor, carpeted in a soft green tone that adds warmth. It provides access to the bedrooms and bathrooms, with natural light from nearby windows creating an open and airy feel.

Principal Bedroom

17'9 x 14'6 (5.42 x 4.42m)

The principal bedroom is generously proportioned and carpeted. Offering a restful retreat. It benefits from an en-suite shower room finished with contemporary tiling and fixtures, providing privacy and convenience.

Bedroom 2

12'4 x 9'9 (3.77 x 2.97m)

Bedroom 2 is a comfortable double room carpeted with neutral walls and a window overlooking the exterior, allowing for natural light. It provides a peaceful space suitable for guests or family members.

Bedroom 3

12'4 x 11'9 (3.77 x 3.58m)

Bedroom 3 is another double room with carpeting and simple, neutral decor. It features a large window that lets in plenty of daylight, creating a bright and airy environment.

Bedroom 4

12'4 x 8'7 (3.77 x 2.61m)

This bedroom is slightly smaller, carpeted and neutrally decorated, with a window offering views to the outside. It is versatile and could be used as a bedroom or study space depending on requirements.

Bathroom

The family bathroom includes a full bath, pedestal wash basin, and WC, all finished with neutral tiling. It is spacious enough to offer comfort and functionality for the household.

Garage

18'1 x 17'4 (5.20 x 5.28m)

The property benefits from a substantial garage measuring over 5 metres square, offering ample space for two vehicles or additional storage. It is conveniently accessed from the kitchen area and driveway.

Disclaimer

Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non- refundable payment and cannot be returned

Material Information

Part A
Council Tax: F
Tenure: Freehold

Part B
Water: Mains
Heating: Oil
Sewerage: Mains
Electricity: Mains
Mobile coverage & Broadband coverage: Internet speed: Superfast upto 80 Mbps - Mobile coverage: Good outdoor coverage with EE, 02, Three & Vodafone

Parking: Garage and driveway
Construction: Brick and block with a tiled roof

Part C
Flood & erosion risk https:/ Low

Planning N/A
Building safety N/A
Restrictions N/A
Accessibility & adaptations N/A
Coal field & mining N/A
Service charges N/A



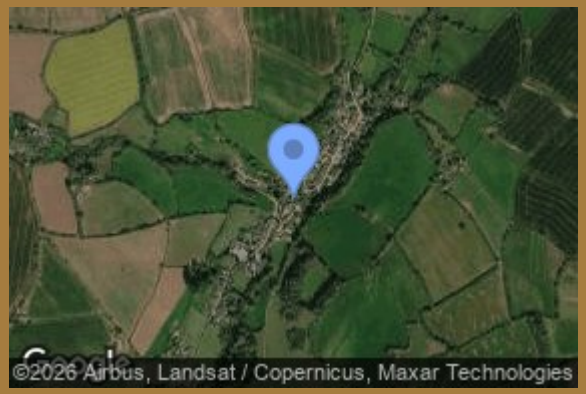


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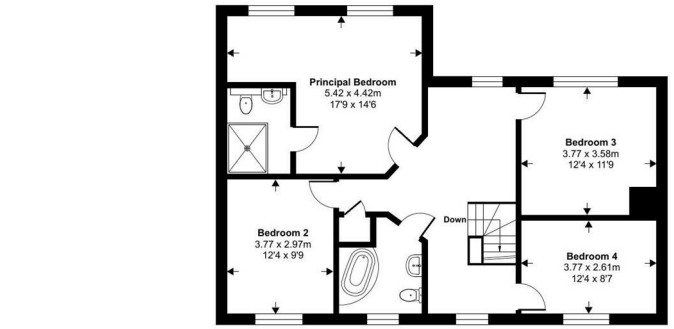




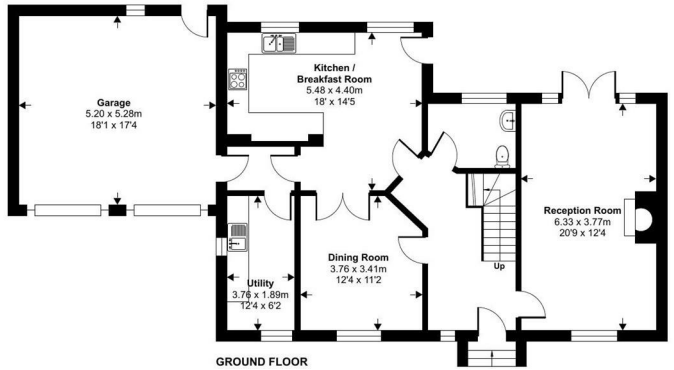


Great Cliff House, Roadwater, Watchet, TA23

Approximate Area = 1864 sq ft / 173.2 sq m
Garage = 313 sq ft / 29 sq m
Total = 2177 sq ft / 202.2 sq m
For identification only - Not to scale



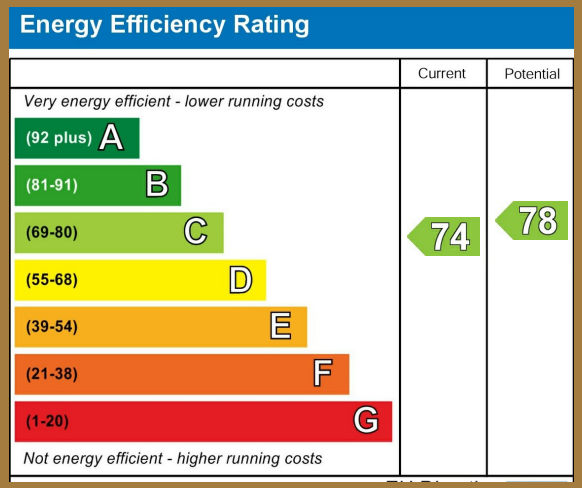
FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Miles Alexander Limited T/A Miles Estate Agents. REF: 1541945

Energy Efficiency Rating



Council Tax Band **F** EPC Rating **C**

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