



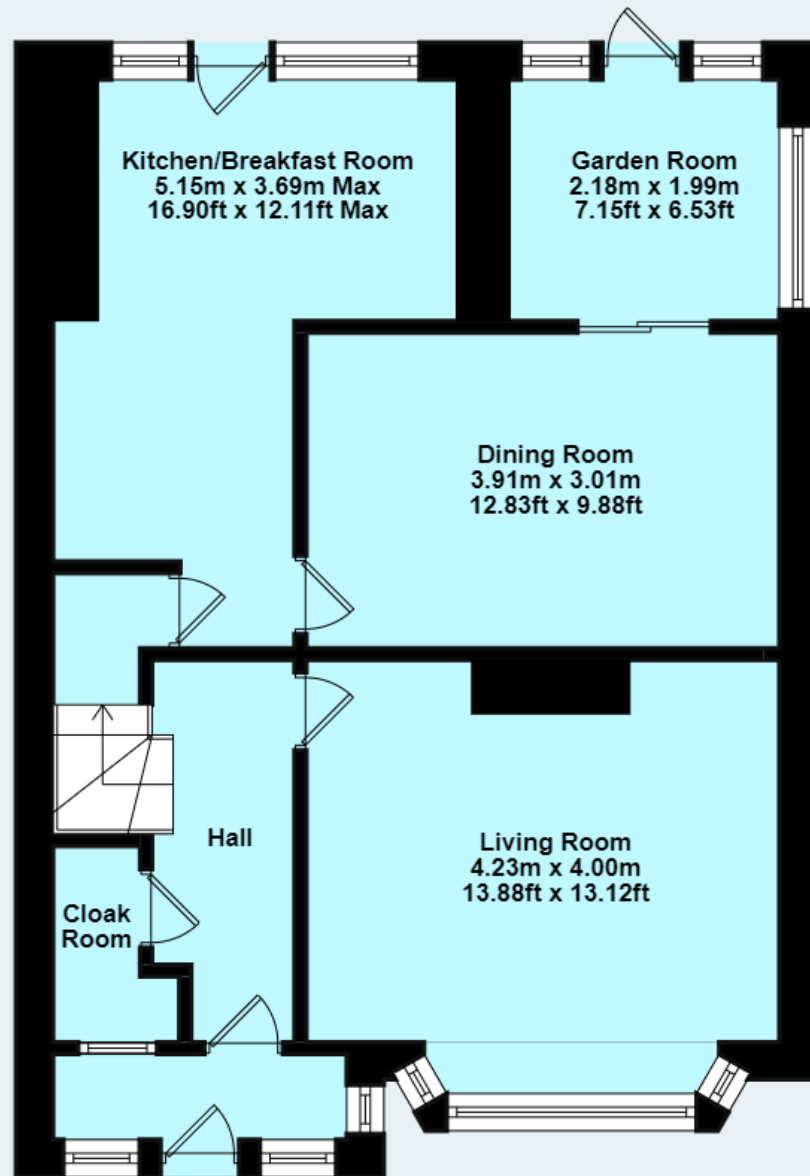
Reed Close,
Watchet, TA23 0EE
£250,000 Freehold



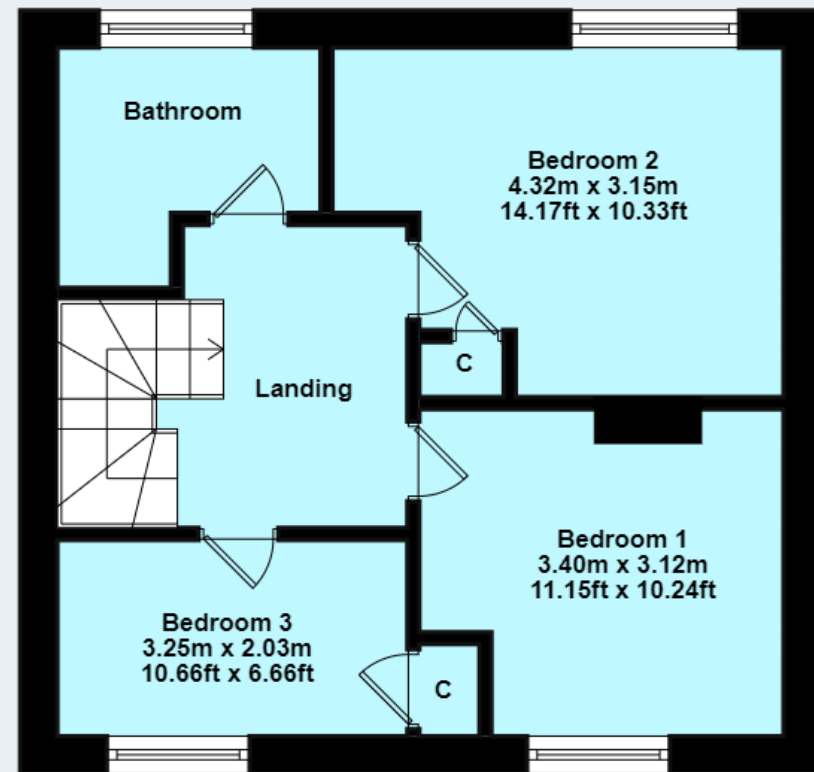
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



Description

A spacious three bedroom terraced family home situated in a quiet cul-de-sac within easy walking distance of the town centre and its amenities.

- No Onward Chain
- Extended Accommodation
- Good Sized Garden
- Gas Fired Central Heating
- uPVC Double Glazing

THE ACCOMMODATION COMPRISES IN BRIEF: The property is of traditional brick and block construction under a heavy tiled roof with the benefit of full uPVC double glazing and gas central heating. The house has the benefit of a modern fitted kitchen, good sized rear garden and generous extended accommodation.

The accommodation in brief comprises; double glazed porch with tiled floor, half glazed uPVC door into Entrance Hall. Downstairs WC; low level WC, pedestal wash basin. Sitting Room; with aspect to front, gas living flame coal effect fire inset into chimney breast with marble hearth, TV point. L-shaped Kitchen; with tiled floor, modern fitted kitchen comprising a good range of cream cupboards and drawers under a granite effect squared edge worktop with inset 1 ½ bowl sink and drainer, mixer tap over, eye level electric double oven, four ring gas hob and extractor fan over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall fridge-freezer. Dining Room; with aspect to rear, telephone point. Sliding doors to Garden Room; door to rear garden, radiator.

Stairs to first floor landing from entrance hall. Landing; with hatch to roof space. Bedroom 1; aspect to front, built in single wardrobe. Bedroom 2; aspect to rear, distant views to the Quantock Hills, telephone point, built in single wardrobe. Bedroom 3; aspect to front. Family Bathroom; white suite comprising panelled bath, tiled surround, electric Trion shower over, pedestal wash basin, low level WC, heated towel rail.



OUTSIDE: To the front of the property there is an easily maintained small garden laid to gravel for ease of maintenance. To the rear of the property there is an enclosed level garden with a small outbuilding with power. The remainder of the garden is laid to paving and lawn with a raised timber building/seating area.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, mains gas.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: C

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 November 2023. 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.



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