

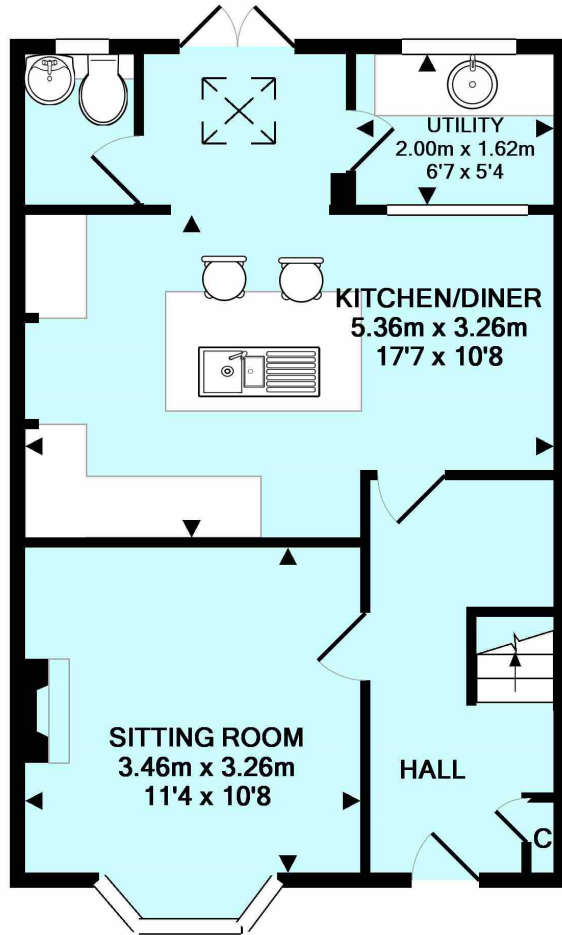


**Quantock Road,**  
Watchet, TA23 0DY  
£239,950 Freehold

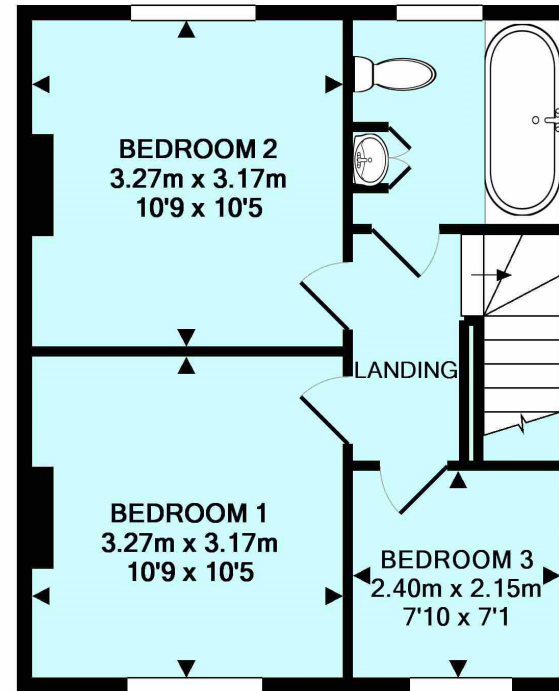


**Wilkie May  
& Tuckwood**

# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 44.1 SQ.M.  
(475 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 34.6 SQ.M.  
(372 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.7 SQ.M. (847 SQ.FT.)

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# Description

A tastefully modernised three bedroom terraced family home with off-road parking, gas central heating and wood burner, situated in a convenient location close to the nearby first school and amenities.

- Terraced
- 3 Bedrooms
- Modern Kitchen/Bathrooms
- Off Road Parking
- Gas Fired Central Heating

**THE ACCOMMODATION COMPRISES IN BRIEF:** The property comprises a three bedroom terraced family home of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of a modern kitchen and bathroom, gas fired central heating and off road parking.

The accommodation in brief comprises: opaque glazed uPVC door into Entrance Hall; with tiled floor, under-stairs storage. Glazed panel door into Sitting Room; with wood effect laminate flooring, bay window, raised multi-fuel burner inset into chimney with slate hearth and oak mantel piece over, TV point. Kitchen/Dining Area; with tiled floor to match the hallway, Magnet kitchen comprising an excellent range of white high gloss cupboards and drawers under a rolled edge granite effect worktop with white metro tile splashback, central island with inset one and a half bowl sink and drainer with mixer tap over, cupboards under, integrated Hotpoint dishwasher under, decorative glass cube wall with LED coloured lighting, under unit lighting, space for a tall fridge/freezer, Flavel range cooker (included in sale), space for a dining table. Squared archway into Rear Hall; with Velux window. Downstairs WC; with tiled floor, low level WC, wash hand basin inset into cupboard. Utility Room; with tiled floor, granite effect worktop, tiled splashback, inset circular stainless steel sink, mixer tap over, space and plumbing for washing machine, space for tumble dryer. Stairs to the First Floor Landing; hatch to roof space with loft ladder, Ideal Logic combi boiler for central heating and hot water. Bedroom 1; aspect to front, wood effect laminate flooring. Bedroom 2; aspect to rear, wood effect laminate flooring. Bedroom 3; aspect to front. Family Bathroom; modern white suite comprising panelled bath with tiled surround, electric shower over, low level WC, wash basin inset into double cupboard, heated towel rail.



**OUTSIDE:** To the front of the property there is a small easily maintained garden laid to chippings. To the rear, the garden is laid mainly to artificial grass with a patio, small timber shed and raised beds laid to chippings. A pedestrian gate leads to a gravelled area providing off road parking for 2 vehicles via a council-maintained lane.



#### 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:** B

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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.



**Tel: 01984 634793**  
35 Swain Street, Watchet, Somerset, TA23 0AE

