

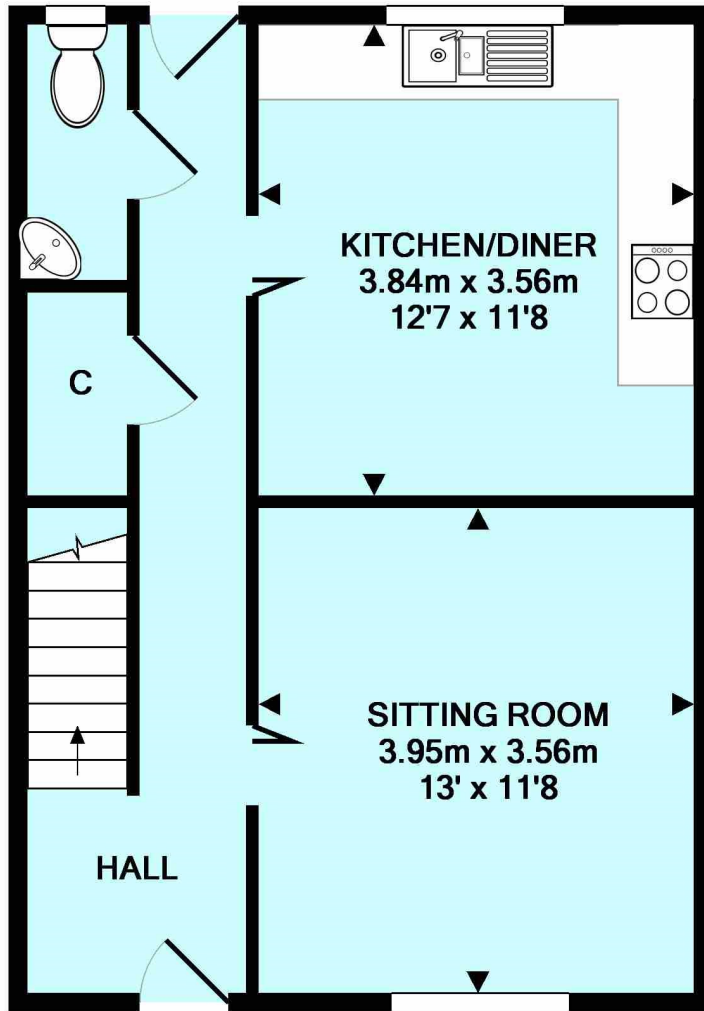


Grove Close,
Watchet, TA23 0HN
£235,000 Freehold

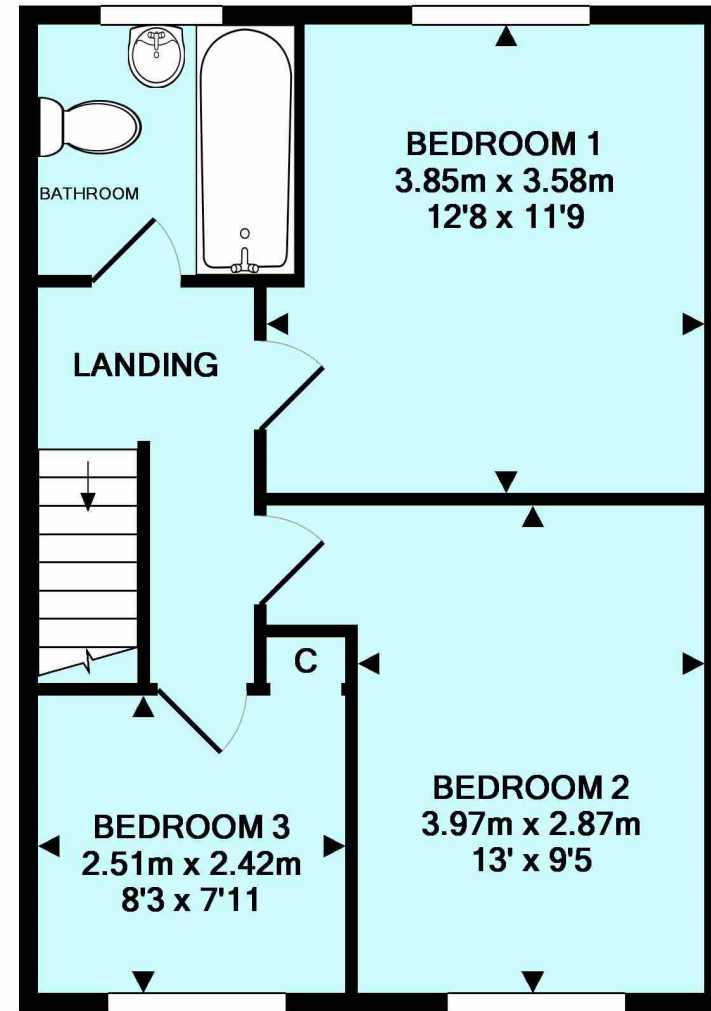
			
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**Wilkie May
& Tuckwood**

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 42.1 SQ.M.
(454 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 42.1 SQ.M.
(454 SQ.FT.)

TOTAL APPROX. FLOOR AREA 84.3 SQ.M. (907 SQ.FT.)

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Description

A very well presented three bedroom family home perfectly situated for easy access to the local first school, amenities and the town.

- 3 Bedrooms
- End of Terrace
- Well Presented
- Close to Amenities
- Gas Fired Central Heating

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises an end of terrace three bedroom family home that will be found in excellent order throughout. The house has the benefit of modern gas fired central heating, uPVC soffits, fascia's and guttering and has a good sized rear garden with the ability to create off road parking if desired.

The accommodation in brief comprise: uPVC double glazed front door into: Entrance Hall, telephone point, ceramic tiled floor, under stairs storage. Downstairs W/C; with ceramic tiled floor, low level WC, corner wash hand basin with tiled splash back. Living Room: with TV point and aspect to the front. Kitchen/Dining Room: with ceramic tiled floor matching the hallway, a fitted kitchen comprising a good range of cupboards and drawers under a wood effect rolled-edge worktop, with one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splash backs, New World electric oven with grill, Indesit four ring ceramic hob with extractor fan over, space for a tall fridge-freezer, space and plumbing for washing machine and a wall mounted 'Baxi' combi boiler for central heating and hot water, aspect to the rear of the property. Stairs to first floor lead to a landing with access to the roof space; the Master Bedroom with an aspect to the rear; Bedroom Two with an aspect to the front of the property; Bedroom Three with aspect to the front with inset storage. Bathroom with a white suite comprising of a panelled bath with tiled surrounds, 'Triton' electric shower over, low level W/C, pedestal wash basin.

AGENTS NOTE: The property is of steel frame construction with a brick exterior course, under a tiled roof. We understand mortgages are available for this type of property but you are advised to check with your lender or broker first.



OUTSIDE: The property occupies a corner plot position with the front garden enclosed by picket fencing and laid to lawn. To the rear of the property there is a good sized garden laid mainly to lawn with planted borders, and small vegetable patch. There is also a purpose-built garden room suitable for a variety of uses. There is off road parking available in the adjacent Magna Housing Association owned carpark which we understand our vendors have a right of access over and to park one car in.



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

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 October 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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