



## Normandy Avenue,

Doniford, TA23 0TU

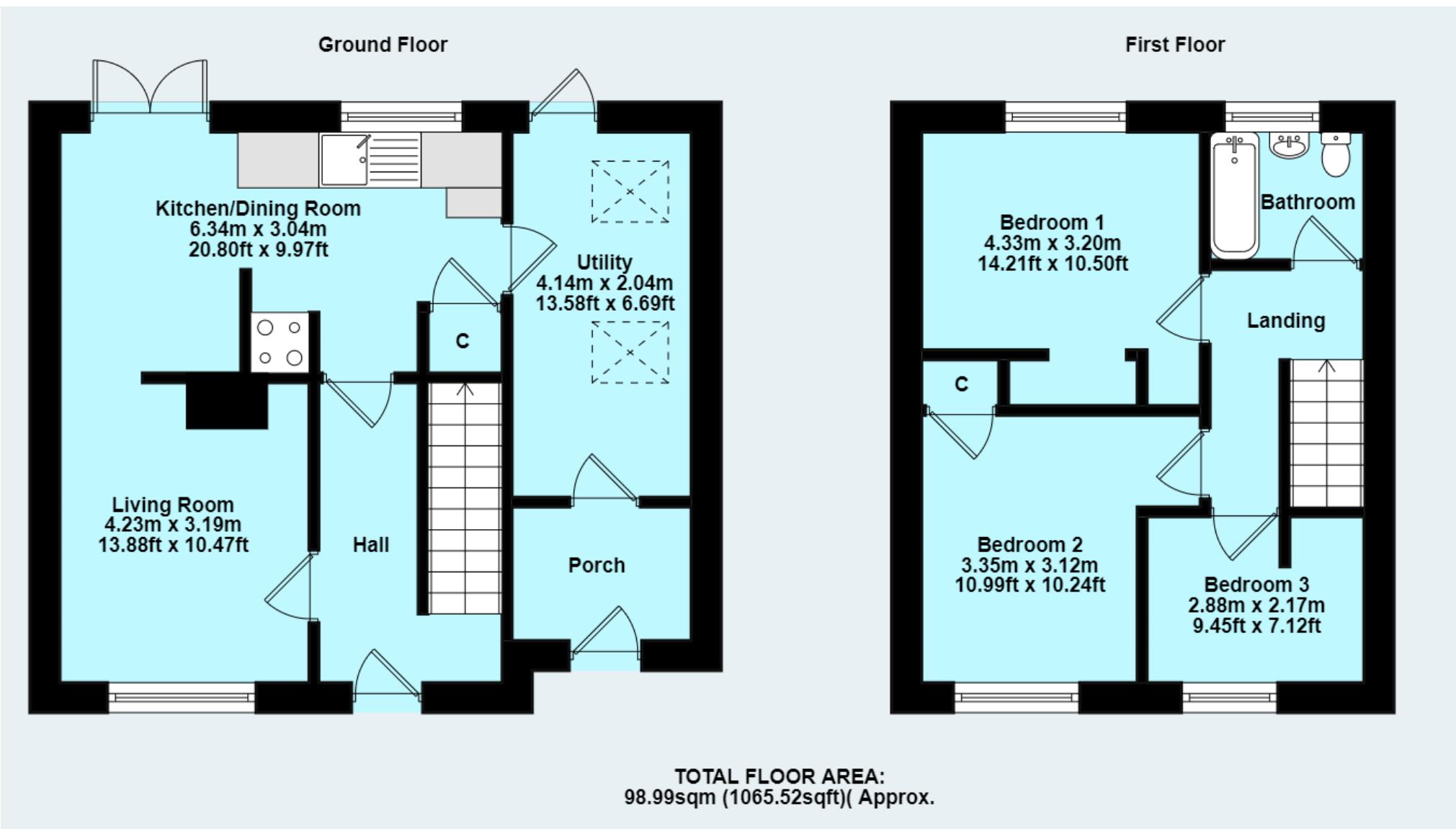
Fixed Price £215,000

Freehold

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**Wilkie May  
& Tuckwood**

# Floor Plan



# Description

A well-presented and modernised family home, with off road parking, extended ground floor living accommodation and No Onward Chain

**THE ACCOMMODATION COMPRISES IN BRIEF:** The property comprises a well-presented semi-detached family home of non-traditional "no fines" concrete construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The house is situated in an elevated position on the edge of Watchet, and enjoys far reaching views. The accommodation is in excellent order and recent works include the installation of a new kitchen, bathroom and extended covered garden room off the rear elevation. The house would ideally suit a family and viewings are advised to appreciate.

The accommodation in brief comprises; part glazed uPVC door into Entrance Hall; with understairs storage cupboard. Glazed door into Living Room; aspect to front with far reaching views to The Quantock Hills, fireplace with inset wood burner on a slatted hearth, wood effect flooring. Squared archway into Kitchen/Dining Room; with ample room for dining table, modern fitted coloured kitchen comprising a good range of shaker style cupboards and

drawers under solid oak worktops with matching upstands, 1 ½ bowl inset ceramic sink with mixer tap over, space for range oven (available by separate negotiation) space and plumbing for washing machine, space and plumbing for dishwasher, space for tall fridge-freezer, patio doors to the rear garden, understairs pantry cupboard. Stable door into Utility Room; with kitchen cupboards to match in colour to the main kitchen, space for further white goods, uPVC door to front store room, uPVC door to rear garden.

Stairs to first floor Landing from Entrance Hall; hatch to roof space. Bedroom 1; aspect to rear, recessed fitted wardrobe. Bedroom 2; aspect to front with far reaching views to The Quantock Hills and the West Somerset Heritage Railway Line, recessed single wardrobe. Bedroom 3; aspect to front, with recessed storage over stairs. Family Bathroom; with white suite comprising panelled bath, tiled walls, thermostatic mixer shower over, pedestal wash basin, low level WC, heated towel rail.



- 3 Bedrooms
- Semi-Detached
- New Kitchen/Bathroom
- Off Road Parking
- Well Presented Throughout

**OUTSIDE:** To the front of the property there is off road parking for one vehicle with scope to create two off road parking spaces. The remainder of the garden is planted to easily maintained shrubs with an open porch leading to the front door. To the rear, there is a large covered Garden Room; opening onto the garden, arranged over two levels with a shed with power and lighting and adjacent AstroTurf garden and vegetable plot, the paths are laid to chippings and again, are well planted.



#### 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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