



Rangoon Road,

Doniford, TA23 0TS

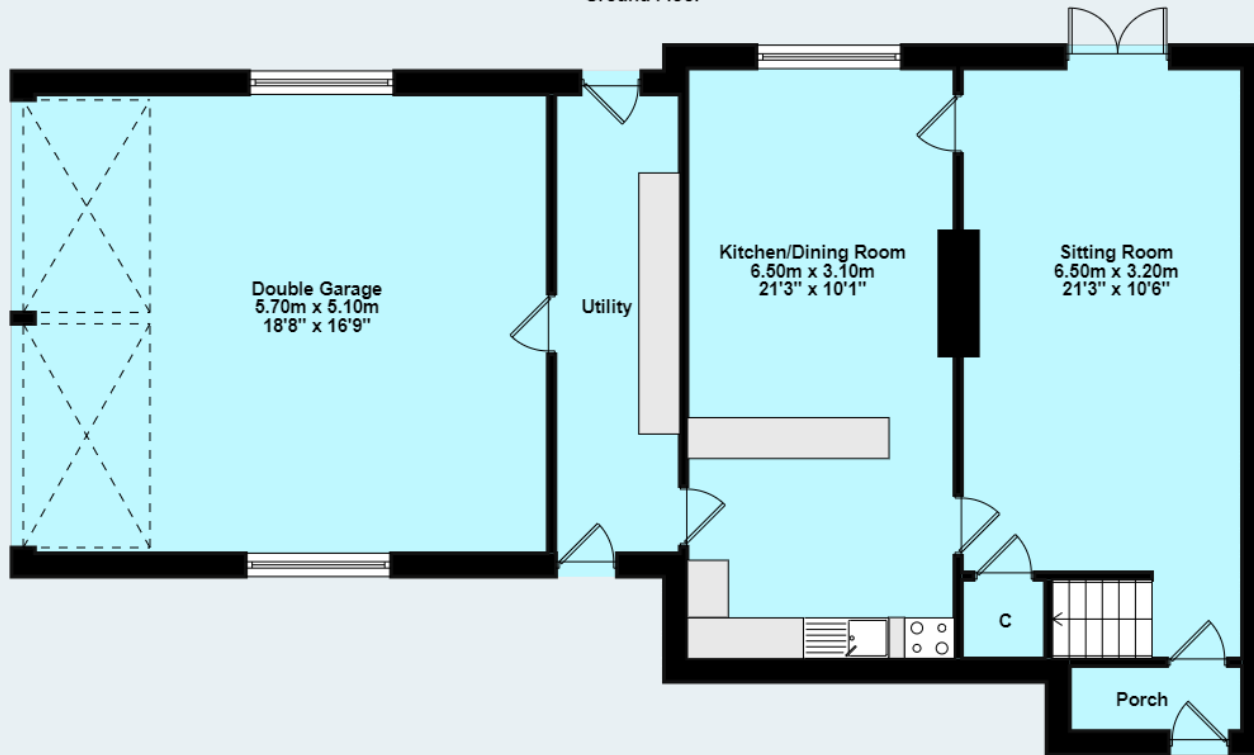
Price £260,000 Freehold

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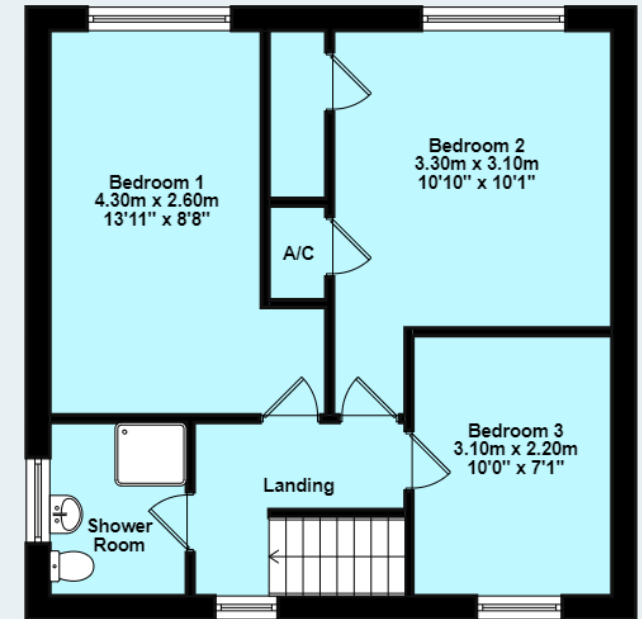
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:
119.30sqm (1285sqft) Approx.

Description

A spacious three bedroom semi-detached family home with the rare addition of a double garage with ample parking and No Onward Chain.

- Semi-Detached
- 3 Bedrooms
- No Onward Chain
- Double Garage & Off Road Parking
- Gas Fired Central Heating

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a semi-detached family home of non-traditional 'no fines' construction with the benefit of full uPVC double glazing and gas central heating, situated in a popular residential area on the edge of Watchet. The property is available with No Onward Chain and enjoys South facing gardens, a double garage and ample off road parking.

The accommodation in brief comprises; uPVC door into Entrance Porch. glazed uPVC door into Living Room; with aspect to rear, wood effect laminate flooring, fireplace with living flame gas coal effect fire, French doors to rear garden, understairs storage, telephone point, TV point. Door into Kitchen/Dining Room; with double aspect, wood effect laminate flooring, kitchen comprising a range of white cupboards and drawers under a rolled edge worktop with inset 1 ½ bowl stainless steel sink and drainer, mixer tap over, electric double oven, 4 ring gas hob and extractor fan over, space and plumbing for washing machine, wall mounted Worcester combi boiler for central heating and hot water. Door to side passageway; with wood effect laminate flooring, doors to front and rear, cupboards to match kitchen, hatch to secondary loft space. Personal door into double Garage; with two electric up and over doors, power and lighting. Stairs to first floor from living room. Landing; with aspect to front, hatch to loft space. Bedroom 1; with aspect to rear overlooking the surrounding farmland and towards the heritage West Somerset Railway, 2 x built in cupboards, built in bedroom furniture. Bedroom 2; with aspect to rear overlooking the surrounding farmland and towards the heritage West Somerset Railway. Bedroom 3; with aspect to front. Shower Room; with white suite comprising low level WC, pedestal wash basin, shower cubicle with multi panel surround and thermostatic mixer shower over, heated towel rail.



OUTSIDE: The property has generous off road parking via a tarmacadam driveway, affording off road parking for 3/4 vehicles leading to the double Garage as noted earlier. The property has a small front garden and a good sized rear garden enjoying a South facing aspect with a sizable paved patio area and the remained laid to lawn and chippings with a good sized metal shed.



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 November 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particularly 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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