

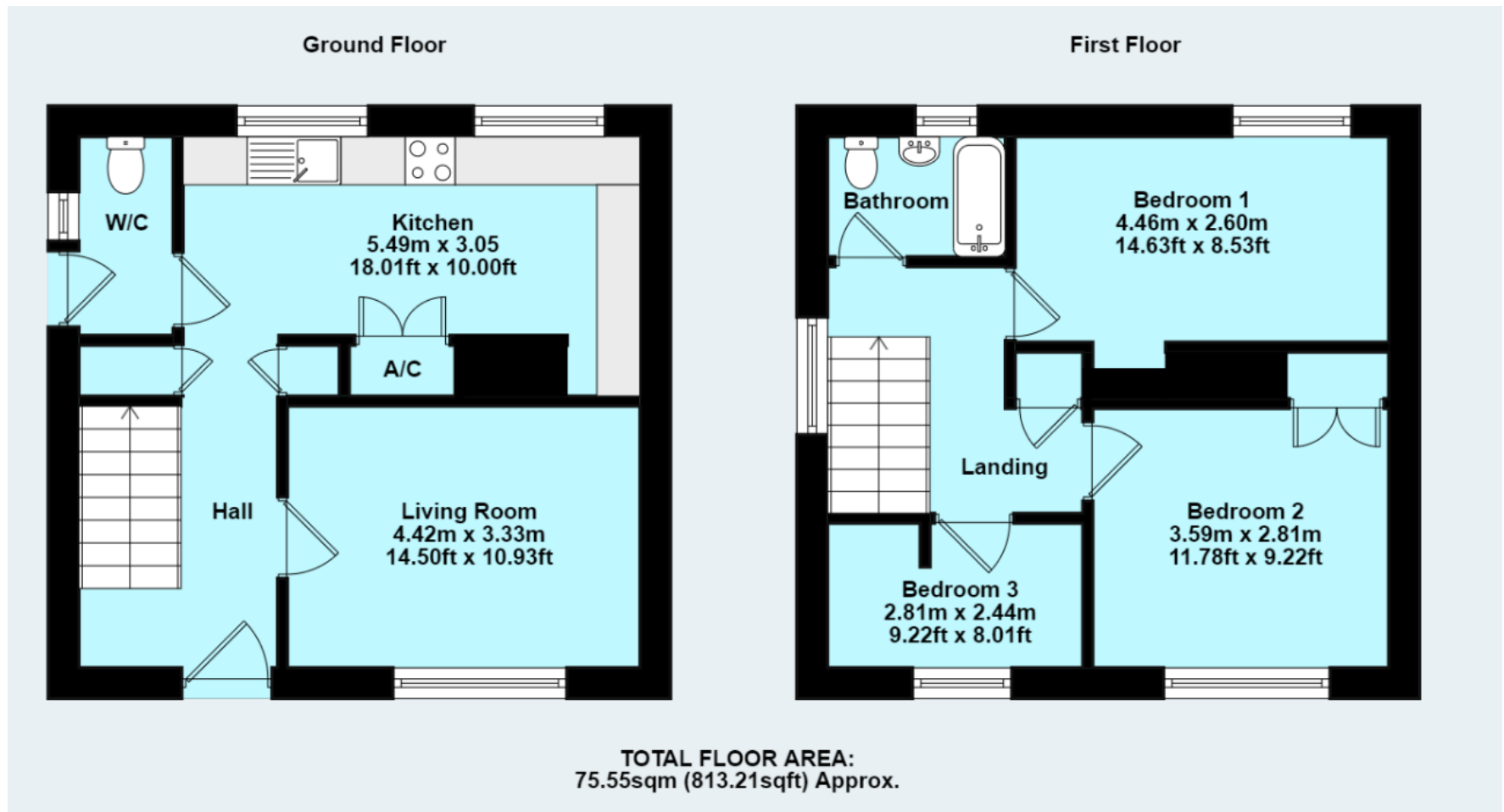


Woodland Road,
Watchet, TA23 0HH
£235,000 Freehold

			D
3	1	1	EPC

**Wilkie May
& Tuckwood**

Floor Plan



Description

A three bedroom semi detached family home in need of cosmetic updating, with the benefit of Gas Central Heating, Gardens and Driveway.

- Semi Detached
- 3 Bedrooms
- Off Road Parking
- Cosmetic Improvement Required
- Good Sized Garden

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises an ex-local authority family home of traditional brick construction with rendered elevations under a tiled roof, with the benefit of full uPVC double glazing, gas central heating and good sized rear gardens. The house would now benefit from cosmetic updating.

Half glazed uPVC door into Entrance Hall; wood effect laminate flooring, under stairs storage cupboard. Sitting Room; aspect to front, open fireplace with tiled surround and hearth, Tv point. Kitchen/Dining Room; aspect to rear, wood effect laminate flooring, excellent range of kitchen cupboards and drawers under a rolled edge worktop with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer, mixer tap over, space for cooker with extractor fan over, space for under counter fridge, space and plumbing for washing machine, airing cupboard housing modern foam lagged cylinder with immersion switch, 2 x storage cupboards, pantry, ample room for dining table, half glazed uPVC door into Rear Porch; tiled floor, door into Downstairs WC; tiled floor, low level WC, wall mounted Worcester boiler for central heating and hot water. Stairs to first floor Landing; hatch to roof space, storage cupboard. Bedroom 1; aspect to front, wood effect laminate flooring, open fire (sealed) with brick surrounds and hearth, built in wardrobe, views.

Bedroom 2; aspect to rear, wood effect laminate flooring. Bedroom 3; aspect to front, wood effect laminate flooring. Bathroom; wood effect laminate flooring, panelled bath, tiled surround, electric Mira shower over, low level WC, pedestal wash basin.

OUTSIDE: To the front of the property there is a driveway with an adjacent garden laid to lawn. To the rear of the house there are two brick built stores (one with power), and a good sized garden laid mainly to lawn.



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 May 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.



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

