



McKinley Terrace

Washford, TA23 0PD

Offers in Excess of £200,000

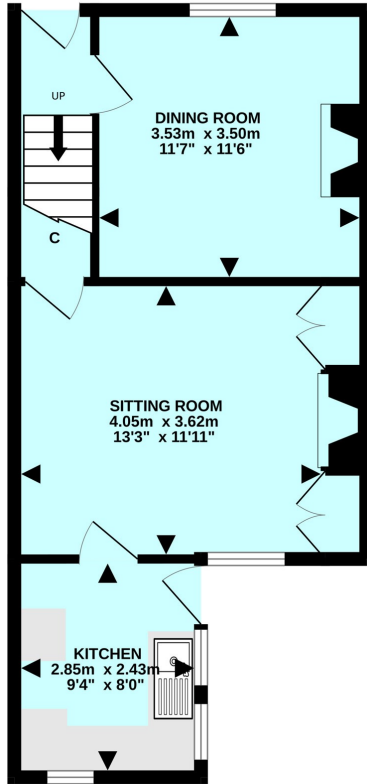
Freehold

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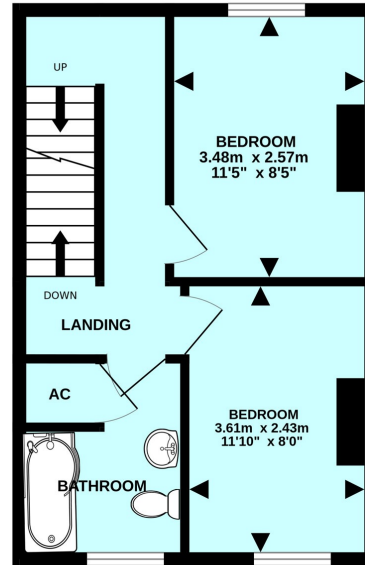
Wilkie May
& Tuckwood

Floor Plan

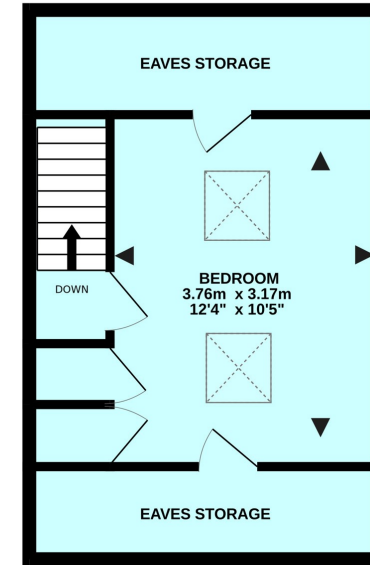
GROUND FLOOR
38.5 sq.m. (414 sq.ft.) approx.



1ST FLOOR
32.0 sq.m. (344 sq.ft.) approx.



2ND FLOOR
15.7 sq.m. (169 sq.ft.) approx.



TOTAL FLOOR AREA : 86.2 sq.m. (927 sq.ft.) approx.
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Description

A well maintained three bedroom, three storey terraced cottage with views, Parking and Garage. No Onward Chain.

- Mid Terraced
- 3 Bedrooms
- Rear Garden
- Garage
- Off Road Parking

The property comprises a terraced cottage of traditional stone construction under a slate roof with full uPVC double glazing, and solid fuel heating. The cottage is situated in a tuck away position, adjacent to a popular first school, and gives easy access to the well known Mineral Line and its riverside walk to Watchet. The property has off road parking, gardens, views, and is available with No Onward Chain

THE ACCOMMODATION COMPRISES IN BRIEF:

Stable door into Kitchen; aspect to side, ceramic tiled floor, fitted wooden kitchen cupboards and drawers under a granite effect rolled edge worktop with stainless steel sink and drainer, space for an electric cooker, extractor fan over, space and plumbing for a washing machine, space for tall fridge/freezer, hatch to secondary loft space, door into Sitting Room; aspect to rear, cupboard under stairs, fireplace with inset Yeoman multifuel burner, tiled hearth, brick hearth arch over, alcove cupboards. Dining Room; aspect to front, open fireplace with brick surrounds and arch, door into Entrance Hall; door to front garden, stairs to first floor landing, door into Bedroom 2; aspect to front, Bedroom 3; aspect to rear, feature fireplace.



Family Bathroom; white suite comprising p shaped bath, Bristan power shower over, low level WC, pedestal wash basin, heated towel rail, airing cupboard with modern foam lagged tank and immersion switch. Stairs to second floor; Bedroom 1; 2 x Velux windows with views to the Brendon and Quantock Hills, storage cupboard.



OUTSIDE: To the front of the cottage is level lawned garden with pedestrian gate. The garden is laid mainly to lawn and includes Summerhouse and Shed. To the rear there is a further courtyard garden, off road parking for 1 vehicle and a Garage with power and lighting.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, solid fuel heating.

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 June 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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