



Wyndham Road

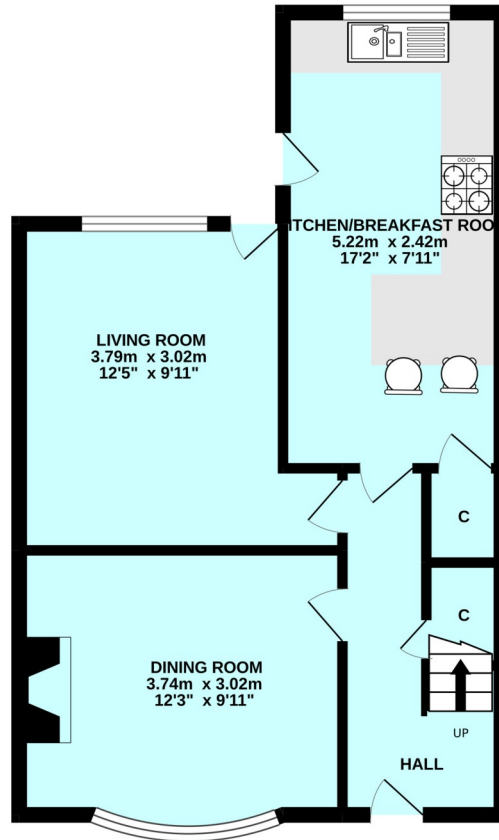
Watchet, TA23 0EA
£245,000 Freehold

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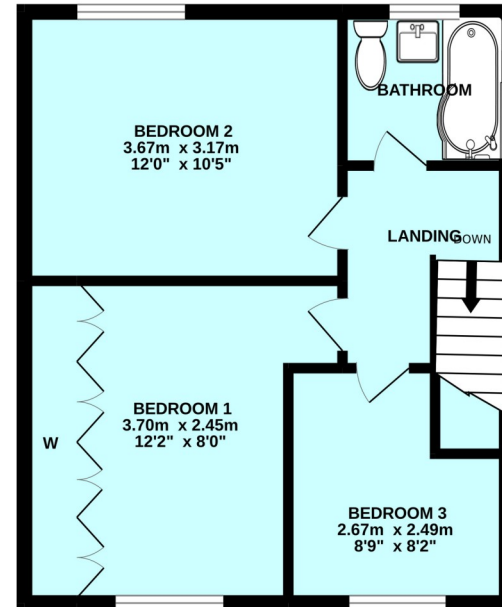
**Wilkie May
& Tuckwood**

Floor

GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.



1ST FLOOR
37.4 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA : 80.5 sq.m. (866 sq.ft.) approx.
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Description

A 3 bedroom terraced family home situated in a popular location close to the local first school and amenities.

- Gas Fired Central Heating
- 3 Bedrooms
- Garage
- Close to Amenities & First School
- uPVC Double Glazing

The property comprises a 1950's terraced family home of traditional brick construction with part rendered elevations under a tiled roof with the benefit of full UPVC double glazing and gas central heating.

THE ACCOMMODATION COMPRISES IN BRIEF:

UPVC part glazed door into Entrance Hall; cupboard under stairs, door into Dining Room with bay window, slate hearth to chimney breast with electric fire place and surround over, TV point, telephone point. Living Room; with TV point and an aspect to the rear garden. Kitchen; with wood effect laminate flooring, cupboard under stairs with fitted shelving, modern Howdens fitted kitchen with high gloss grey cupboards and drawers under a wood effect worktop with 4 ring Lamona gas hob and electric oven under, stainless steel splash back with extractor fan over, inset 1 ½ bowl sink and drainer with mixer tap over, space and plumbing for washing machine, space for tall fridge freezer, breakfast bar, inset ceiling spotlights, half glazed UPVC door to garden.



Stairs first floor Landing; hatch to roof space. Bedroom 1; aspect to front, large range of built in wardrobes with cream high gloss doors. Bedroom 2; aspect to rear. Bedroom 3; aspect to front, wood effect laminate flooring, telephone point. Bathroom; part tiled walls, p-shaped bath with thermostatic shower over, low level WC, pedestal wash basin.

LOCATION: Situated in the ancient harbour town of Watchet, boasting a colourful maritime history dating back over two thousand years. Nestled between Exmoor National Park and the Quantock Hills it is hard to believe that the M5 is only half an hour away, with Bristol and its international airport easily commutable. 21st Century Watchet still holds all the charm from long ago while offering the amenities essential to modern living including; a post office, opticians, hairdressers, convenience stores and a host of quirky antique, gift and art shops as well as a popular deli, three cafes, a number of pubs, bed and breakfasts, two museums, junior school, and a doctor's surgery, the town certainly has a great deal to offer anyone wishing to make their home here. The coastline and Watchet Harbour Marina, are notable attractions of the area. For steam enthusiasts, The West Somerset Railway runs regularly throughout the year connecting Bishops Lydeard and Minehead with Watchet and all local stations on route.

OUTSIDE: To the front of the property there is an easily maintained paved courtyard and to the rear of the property the gardens comprise a good sized decking platform suitable for entertaining with adjacent lawned garden with gravelled path leading to the precast concrete garage with up and over door.



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 September 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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