



Admirals Close

Watchet, TA23 0QD

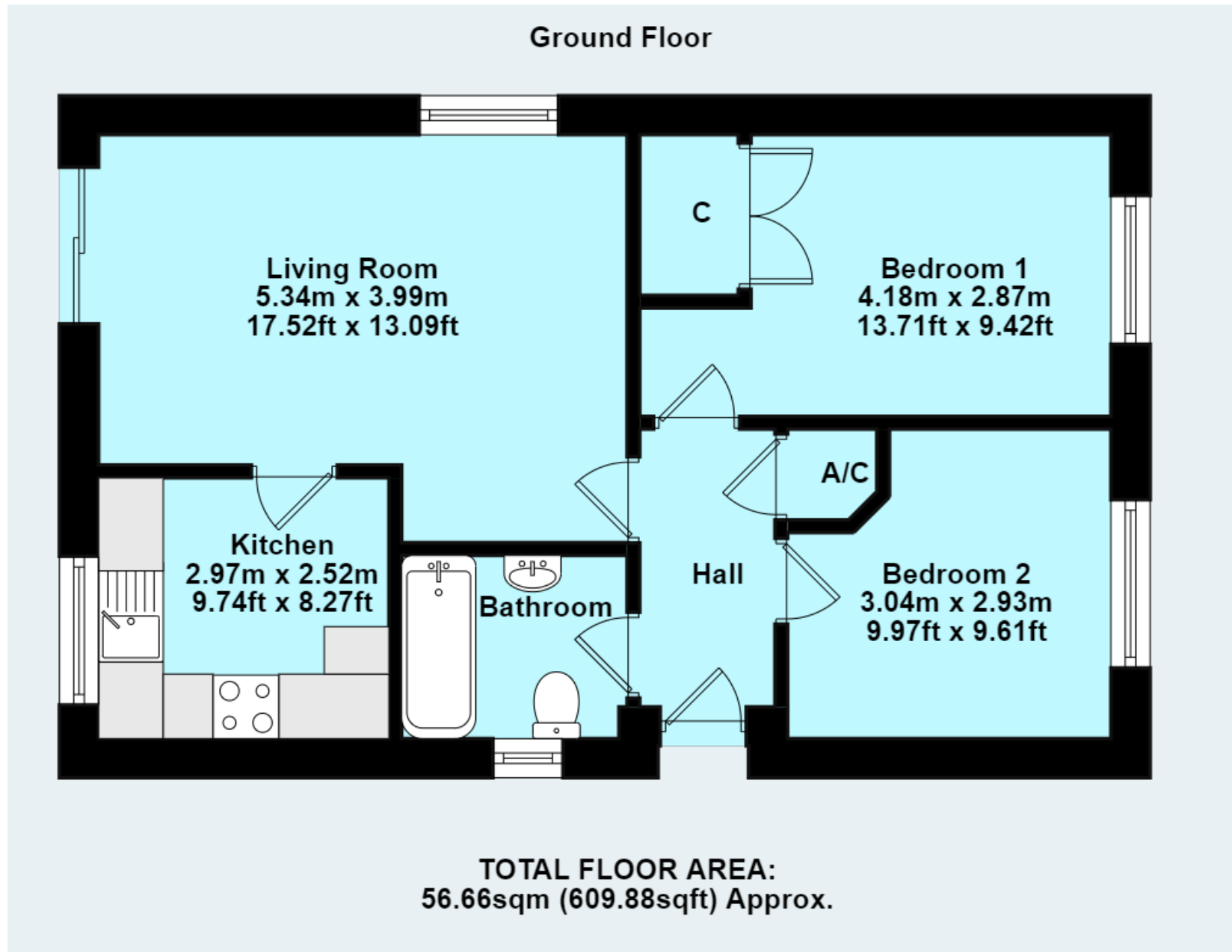
Offers in Excess of £260,000

Freehold



Wilkie May
& Tuckwood

Floor Plan



Description

A two bedroom semi detached bungalow situated in a sought after cul-de-sac, with No Onward Chain.

- Semi-Detached Bungalow
- 2 Bedrooms
- Garage
- Off Road Parking
- In Need of Some Cosmetic Modernisation

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a semi-detached bungalow of traditional brick construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property is available with No Onward Chain and would now benefit from some cosmetic modernisation.

The accommodation in brief comprises; part glazed wooden door into Entrance Hall; airing cupboard with modern foam lagged cylinder with immersion switch and wood slat shelving over. Door into Living Room/Dining Room; double aspect, sliding patio doors to garden, TV point, ample room for dining table. Door into Kitchen; aspect to rear, original solid wood cupboards and drawers under a rolled edge granite effect worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven with four ring gas hob and extractor fan over, space and plumbing for washing machine, space for tall fridge/freezer. Bedroom 1; aspect to front, built in wardrobe and hatch to principal roof space. Bedroom 2; aspect to front. Bathroom; panelled bath, tiled surround, mixer shower attachment over, low level WC, pedestal wash basin, shaver point



OUTSIDE: The property has off road parking for two cars with a small adjacent front garden. The rear gardens have side access and a laid to chippings and low level beds, enclosed by fencing. Within the garden there is a timber summerhouse and a number of mature shrubs. A personal door leads into the Garage; which has an electric up and over door, power and lighting and a wall mounted Worcester boiler for central heating and hot water.



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: C

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

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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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