



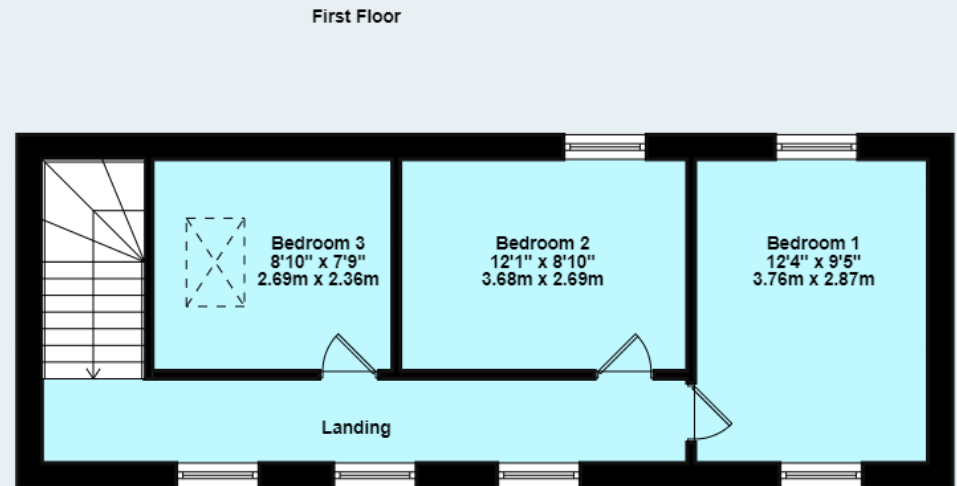
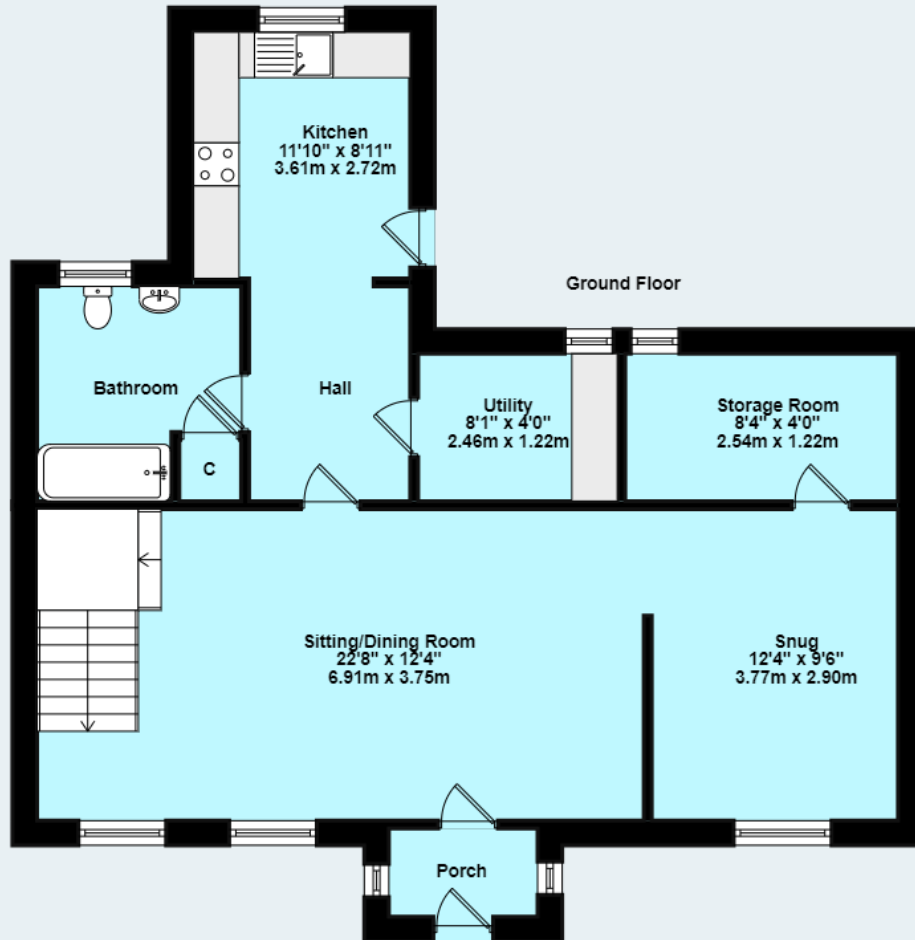
Station Road

Washford, TA23 0PN
£285,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A spacious three bedroom terraced cottage with front and rear gardens, oil fired central heating and No Onward Chain.

- Terraced Cottage
- 3 Bedrooms
- New Oil Fired Boiler & Tank
- Recently Installed uPVC Double Glazing
- No Onward Chain

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a terraced cottage of stone construction under a tiled roof with the benefit of recently installed uPVC double glazed windows and the installation of a new oil fired boiler and tank.

The accommodation in brief comprises; part glazed stable door into Entrance Porch. Stable door into Living Room; with aspect to front, large stone fireplace, inset multifuel burner, tiled and brick hearth, reclaimed oak beam over, feature ceiling beams. Squared archway into Dining Room; with aspect to front. Rear hall; with tiled floor. Door into Kitchen; with tiled floor to match hallway, aspect to rear, feature ceiling beams, wooden fitted kitchen comprising a range of cupboards and drawers under a marble effect rolled edge worktop with inset sink and drainer, mixer tap over, tiled splashback, fitted electric oven with four ring hob and extractor fan over, space for tall fridge-freezer, door to rear garden. Utility Room; with space and plumbing for washing machine, space for tumble dryer. Ground floor Bathroom; with tiled floor, white suite comprising panelled bath with electric Aquatronic shower over, multi panel surrounds, low level WC, wash basin, linen cupboard with wood slat shelving.

Stairs to first floor from Living Room. Landing; with aspect to front. Bedroom 1; with vaulted ceiling and double aspect. Bedroom 2; with aspect to rear. Bedroom 3; with Velux window and hatch to principle roof space.



OUTSIDE: To the front of the property there is a good sized lawned garden with a pedestrian walkway laid to chippings. The gardens have planted borders and established hedged boundaries. The rear garden has a decking platform and garden laid to lawn with fenced and stone walled boundaries and an old stone store.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage, oil fired central heating.

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

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 February 2024. 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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