



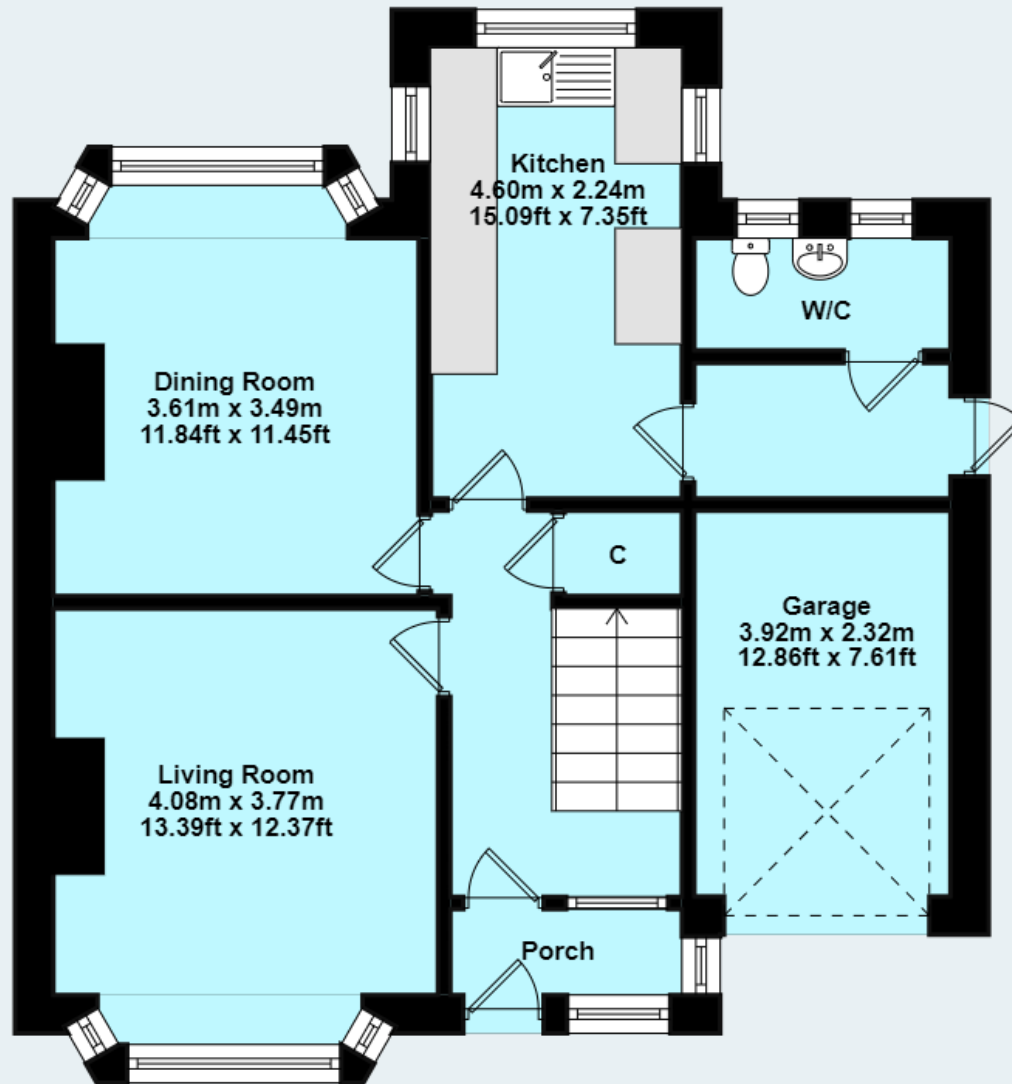
Culvercliffe Road
Watchet, TA23 0EW
£165,000 Freehold

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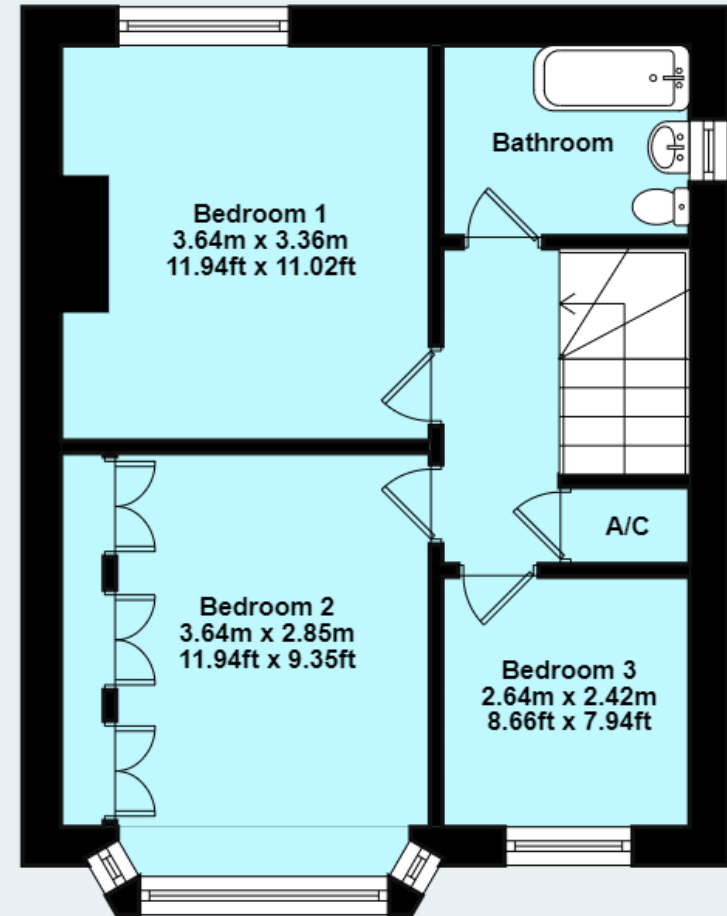
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:
94.30sqm (1015.04sqft) Approx.
Exc. Garage

Description

A three bedroom semi detached family home with No Onward Chain in need of complete modernisation within easy walking distance of amenities and the local first school.

- Semi Detached
- 3 Bedrooms
- Garage
- In Need of Modernisation
- No Onward Chain

AUCTIONEER COMMENTS: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/ Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

The property comprises a semi detached house of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating (We advise all potential purchasers to have the system checked and tested to ensure it is working as the property has been empty for some time). The house is in need of modernisation throughout and is available with No Onward Chain.

The accommodation in brief comprises; Part glazed uPVC door into Entrance Porch; with tiled floor. Part glazed wooden door with leaded light window into Entrance Hall; under stairs storage cupboard. Living Room; with aspect to front, bay window, TV point, stripped wood flooring living flame coal effect gas fireplace with decorative tiled surround and wooden mantelpiece and surround. Dining Room; aspect to rear. Kitchen; with aspect to rear, basic range of kitchen cupboards and drawers under a marble effect rolled edge worktop with tiled splashbacks, inset stainless steel sink and drainer, mixer tap over, space for electric cooker with extractor fan over, space and plumbing for washing machine, door into Rear Lobby, door into Downstairs WC; with low level WC, pedestal wash basin, wall mounted Worcester gas fired boiler. Stairs to First Floor Landing; with hatch to roof space, airing cupboard with modern foam lagged cylinder and immersion switch. Bedroom 1; with aspect to front, bay window, range of fitted wardrobes, telephone point. Bedroom 1; aspect to rear, range of fitted wardrobes, sink inset into vanity unit. Bedroom 3; with aspect to front. Family Bathroom; with panelled bath, tiled surround, electric Mira shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: The property has a small enclosed front garden and a precast concrete Garage with up and over door. To the rear a further garden is laid 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: C

Parking: Off road parking for 1 vehicle.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

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.