



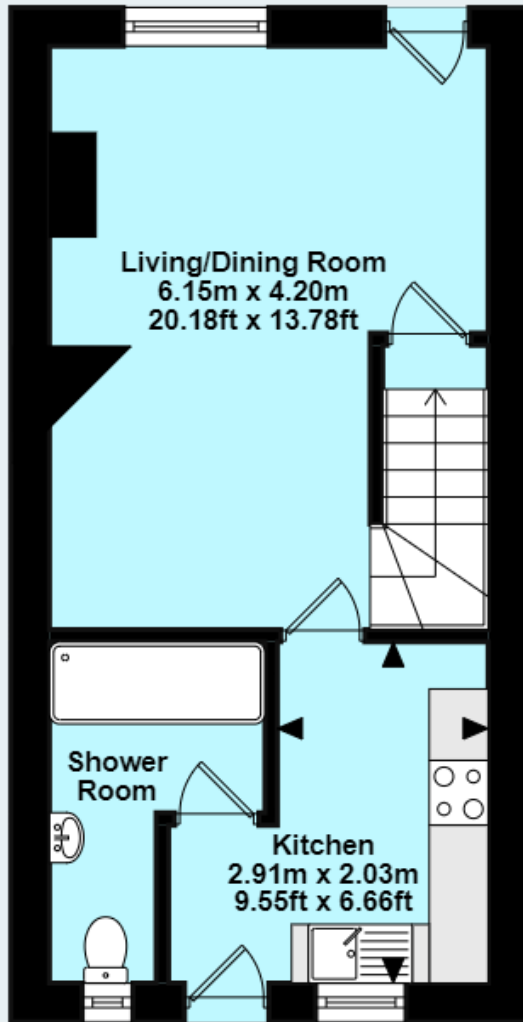
Causeway Terrace,
Watchet, TA23 0HP
£225,000 Freehold

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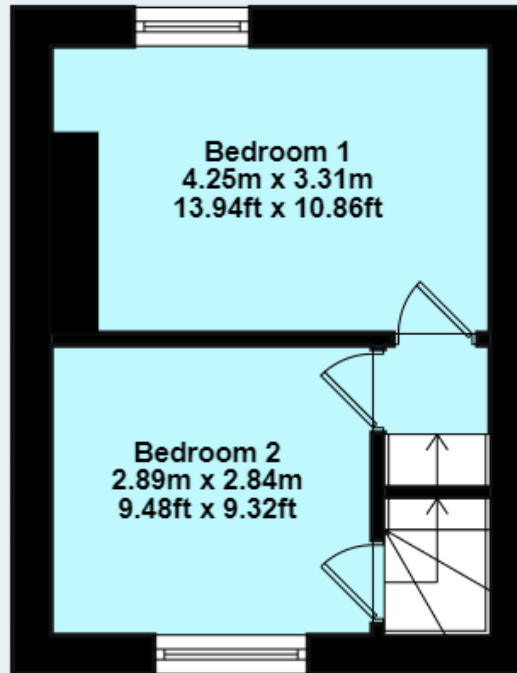
**Wilkie May
& Tuckwood**

Floor Plan

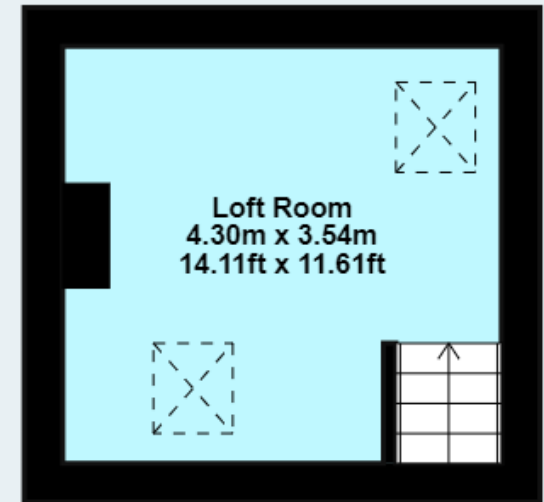
Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA:
73.98sqm (796.31sqft) Approx.

Description

A stunning two bedroom terraced cottage with sea views, South facing gardens and wood burner situated in a convenient location in the popular town of Watchet.

- Terraced
- 2 Bedrooms
- Immaculate Throughout
- Sea Views
- Gas Fired Central Heating

The property comprises a terraced cottage of traditional stone construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating along with the supported heat of a recently installed wood burner. The cottage will be found in excellent order throughout with the current owners having re-fitted the shower room and redecorated on all floors. Viewings are highly recommended by the sole selling agent.

The accommodation in brief comprises; opaque glazed door into Kitchen; with aspect to front, beech effect cupboards and drawers under a granite effect rolled edge worktop with inset stainless steel sink and drainer, electric fitted over, 4 ring gas hob and extractor fan over, space and plumbing for washing machine, space for tall fridge-freezer, wall mounted Vaillant combi boiler for central heating and hot water. Ground floor Shower Room; with tiled floor, electric underfloor heating, large shower cubicle with stone slip tiled surround, thermostatic mixer shower over, low level WC, stone wash basin with floating tap, tiled splashback heated towel rail. Living Room/Dining Room; with aspect to rear, cupboard under stairs, ample room for dining table, wood burner inset into exposed brick chimney breast with slat hearth, door to rear garden, telephone point. Stairs to First Floor Landing. Bedroom 1; aspect to rear. Bedroom 2; aspect to front, telephone point, door leading to stairs to Loft Room; with 2 x Velux windows with distant views to The Quantock Hills and far reaching views to The Bristol Channel and Welsh coastline.



OUTSIDE: To the front of the property there is off road parking for two vehicles and a galvanised Garage; with power. Behind the garage there is a private garden laid to lawn with a recently installed decking platform and pergola over. To the rear of the property there is a further private garden enjoying a South facing aspect with a covered area.



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

Parking: There is off road parking for two vehicles at this property.

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 March 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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