



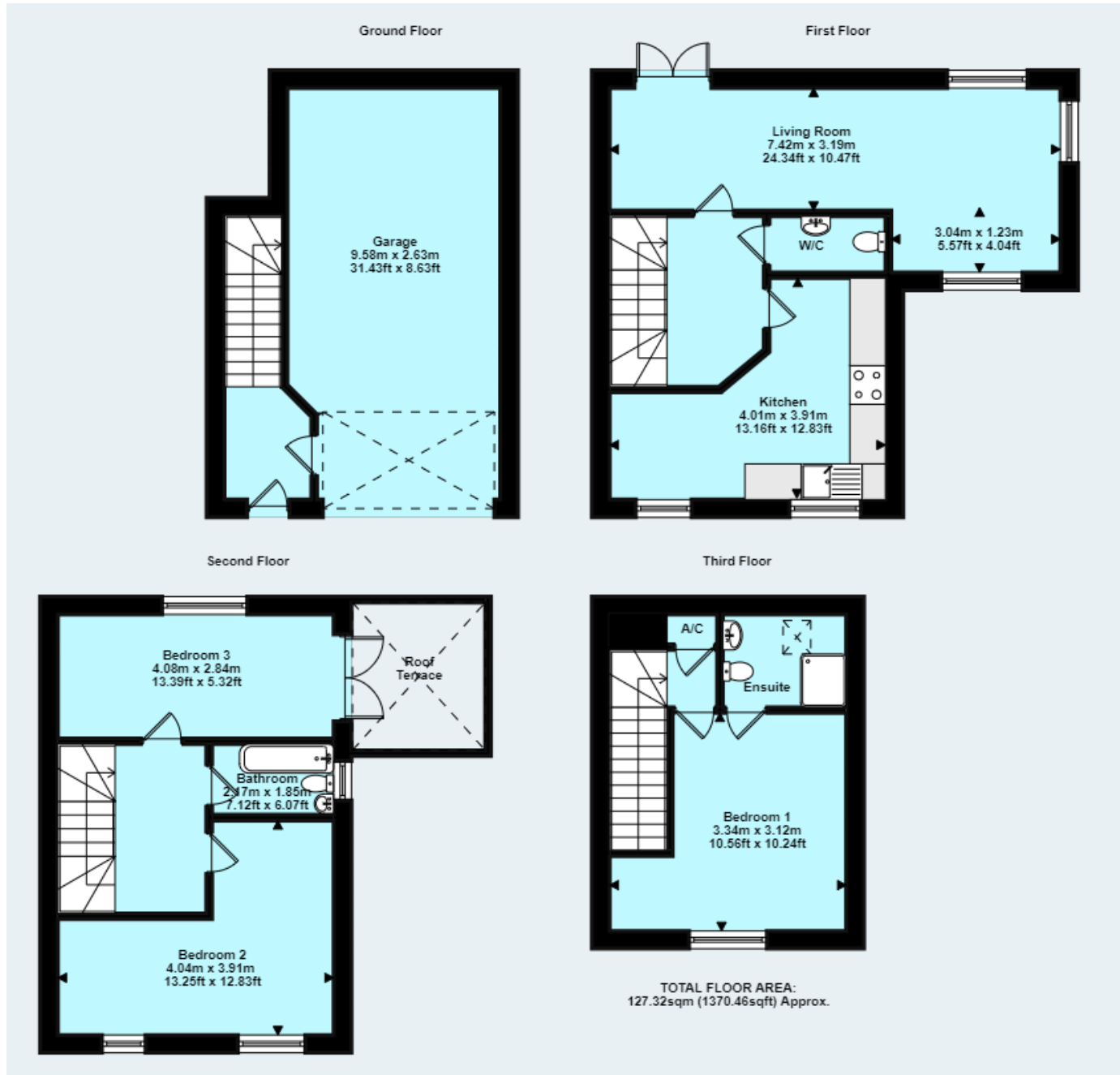
Lorna Doone

Watchet, TA23 0FD
£365,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

An extended and well presented 3 bedroom end of terrace house with large Garage, Solar Panels, Roof Terrace, 24ft Lounge and Sea Views situated within walking distance of the town centre and its amenities.

- End Of Terrace
- 3 Bedrooms (One En-Suite)
- Large 30ft Garage
- Sea Views
- Energy Efficient
- Wood Burner

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a modern end of terrace family home recently extended to feature a 24ft lounge and a sun spacious sun terrace. It is situated on a small development in an elevated position above the town, enjoying far reaching views to the Bristol Channel. The house is a mix of Timber Frame and traditional block construction with rendered and composite wood effect elevations under a tiled roof with the benefit of double glazing, gas central heating and solar panels.

Half glazed door with obscure glass into Ground Floor Entrance Hall, telephone point, door into Garage/Utility Room, stairs to First Floor Landing; WC with tiled effect flooring, low level WC, pedestal wash basin, extractor fan. Kitchen/Dining Room with wood effect vinyl flooring, modern fitted kitchen with cupboard and drawers under an oak effect worktop with inset one and a half bowl sink and drainer with mixer tap over, upstands to worktop, built in electric CSA oven with four ring gas hob and extractor fan over, integral fridge, integral freezer, integrated dishwasher, sea views, ample space for dining table. L Shaped 24ft Living Room; with French doors to the courtyard garden, Elavel multifuel stove with slate hearth, TV point, telephone point. Stairs from hallway to second floor landing with doors to two bedrooms, both of which are good sized doubles with the front bedroom enjoying far reaching views over the Bristol Chanel and towards the Welsh Coastline and the rear Bedroom/Snug with double doors leading onto the roof terrace.

Family Bathroom with tiled effect wooden flooring, white suite comprising a panelled bath with mixer shower over, part tiled walls, low level WC, pedestal wash basin, heated towel rail, light and shaver point. Stairs to 3rd floor with cupboard on landing housing Glow worm boiler for central heating and Gledhill tank for hot water. En-Suite Master Bedroom with sea views again and door into En-Suite Shower Room with separate shower cubicle and mixer shower over, low level WC, pedestal wash basin, heated towel rail, light and shaver point and Velux window.

SERVICE CHARGE: The property is subject to a residents management charge to contribute towards upkeep and maintenance of the communal areas on site. We understand this is currently £30.88 per annum.



OUTSIDE: The property has a wrap around easily maintained garden laid to paving and decking which enjoys a south facing aspect. The garage/utility is 31ft in length and has power and lighting and a roller door to the front with plumbing and space for a washing machine and other white goods. Two cars could easily be parked in the garage and there is additional parking adjacent to the house which is gravelled and will accommodate two vehicles with a open wood store in front.

There are also 4 solar panels to the rear aspect of the property which are owned outright by the current vendors and produce an income of approximately £300.00 per annum.



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: D

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 April 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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