

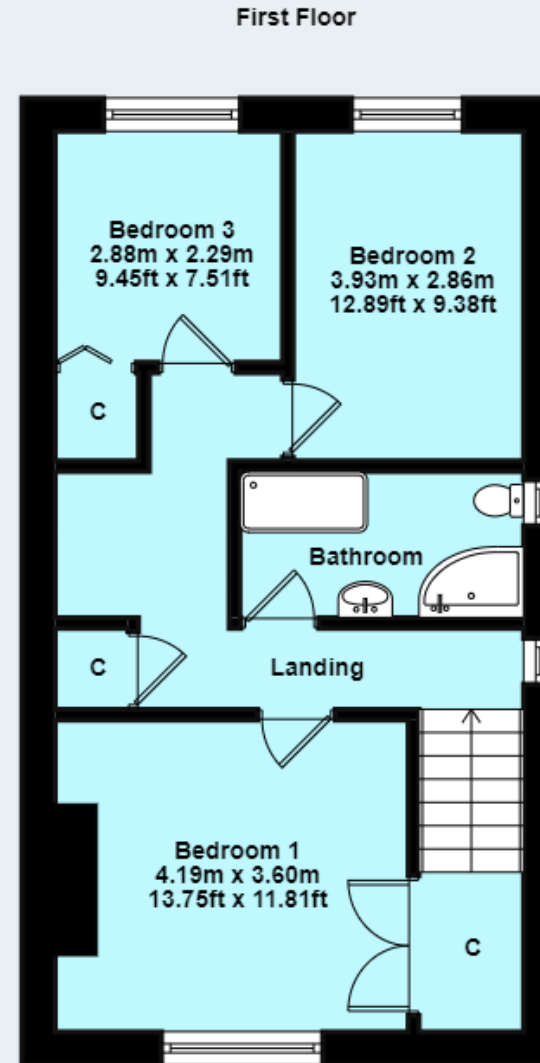
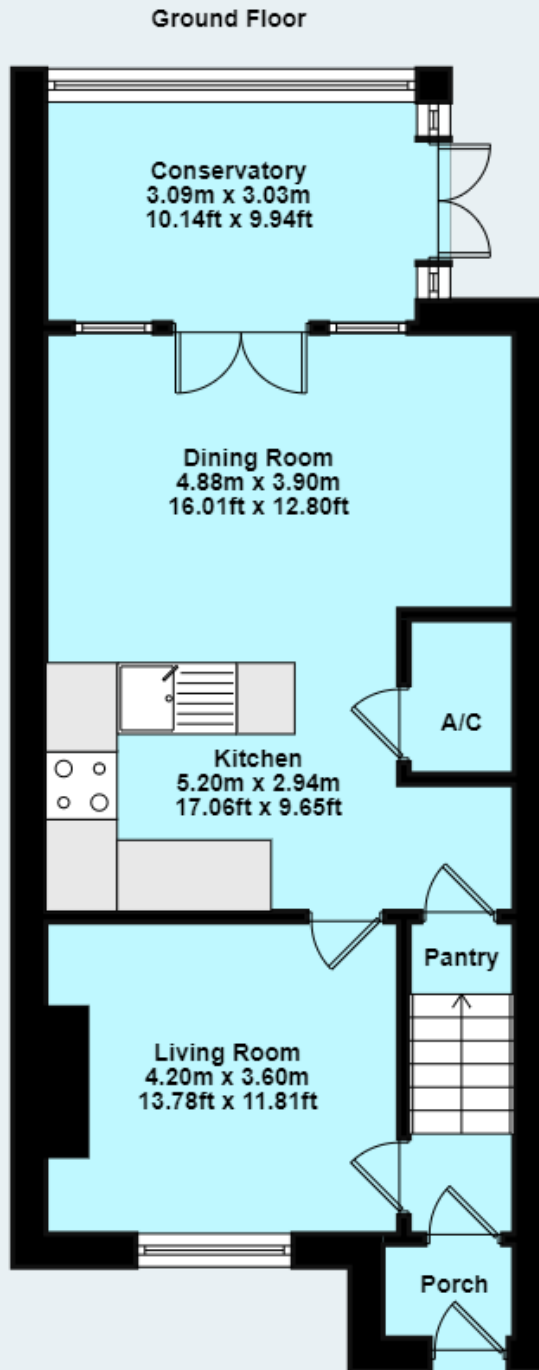


Flowerdale Road,
Watchet, TA23 0DX
£365,000 Freehold

			
3	2	1	EPC

**Wilkie May
& Tuckwood**

Floor Plan



TOTAL FLOOR AREA:
113.99sqm (1226.98sqft) Approx.

Description

A heavily extended end of terrace, three bedroom family home situated in a popular road within the town with a modern Kitchen/Dining Room, wood burner, Garage and generous garden.

- End of Terrace
- 3 Bedrooms
- Well Presented Throughout
- Garage
- Gas Fired Central Heating

The property comprises an end of terrace house of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating situated in a convenient location within easy walking distance of the nearby school and shops. The house has been extended and offers the space and feel of most modern detached homes and must be viewed to appreciate the quality and accommodation on offer. The current owners have recently remodelled the Kitchen/Dining Room and modernised the house in general throughout, now offering a chance for a family to move in without the need for any work.

The accommodation in brief comprises; part glazed composite door into Entrance Porch; part glazed uPVC door into Entrance Hall; door into Living Room; aspect to front, coal effect fireplace with tiled surround, and wooden mantel over, TV point, door into Kitchen/Dining Room; double aspect, wood effect laminate flooring, patio door leading onto the Conservatory, recently refitted Kitchen with an excellent range of grey shaker style cupboards and drawers under a quartz worktop with inset sink and mixer tap over, matching upstands, tiled splashbacks, space for a gas range oven, extractor hood over, integrated dishwasher, integrated fridge/freezer, breakfast bar, ample room for a dining table, wood burner on a slate hearth, good sized pantry cupboard under the stairs. Utility Cupboard; with space and plumbing for a washing machine, wall mounted Baxi combi boiler for central heating and hot water. Conservatory; with tiled floor, double glazed uPVC units, power points. Stairs to first floor landing from Entrance Hall; hatch to roof space, squared archway to inner hallway with

large linen cupboard. Bedroom 1; aspect to front, with built in double wardrobe. Bedroom 2; with aspect to rear. Bedroom 3; with aspect to rear and built in wardrobe. Bathroom; with modern four piece suite comprising corner bath, mixer shower attachment over, shower cubicle with multi panel surrounds and thermostatic mixer shower over, wash basin inset into vanity unit, low level WC.



OUTSIDE: To the front of the property there is small garden laid to chippings for ease of maintenance. There is side pedestrian access leading to the good sized rear garden which has been landscaped. The garden has a generous slabbed seating/entertaining area with the remainder of the garden laid to lawn. There is a large timber framed Garage with up and over door, power and lighting which offers no end of work from home possibilities, and could easily be split to accommodate this. In front of the Garage there is a parking space.



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 one off road parking space in front of the garage and on street parking nearby.

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 April 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.