

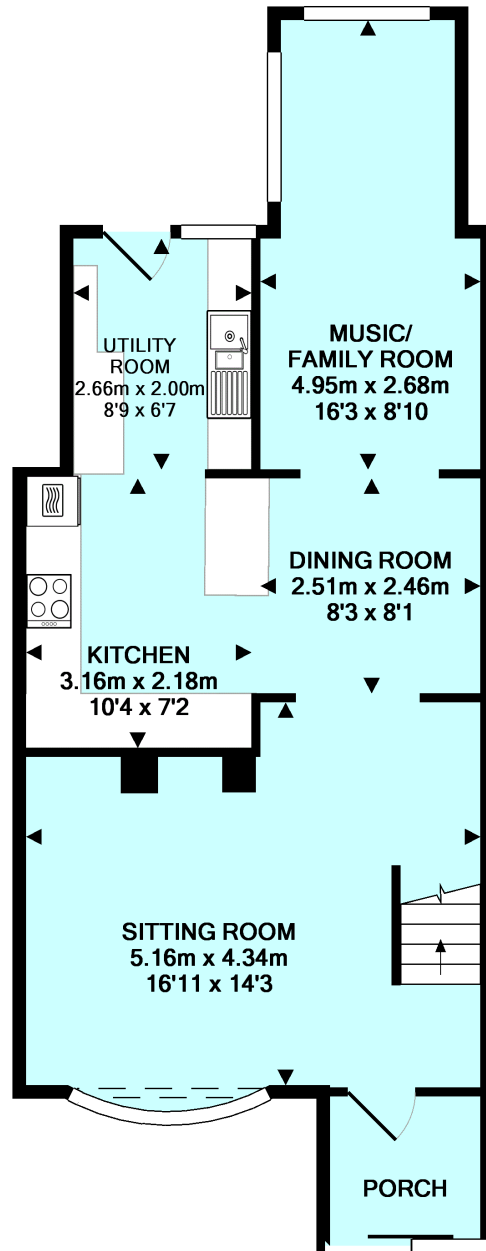


**Greenway,**  
Watchet, TA23 0BP.  
£235,000 Freehold

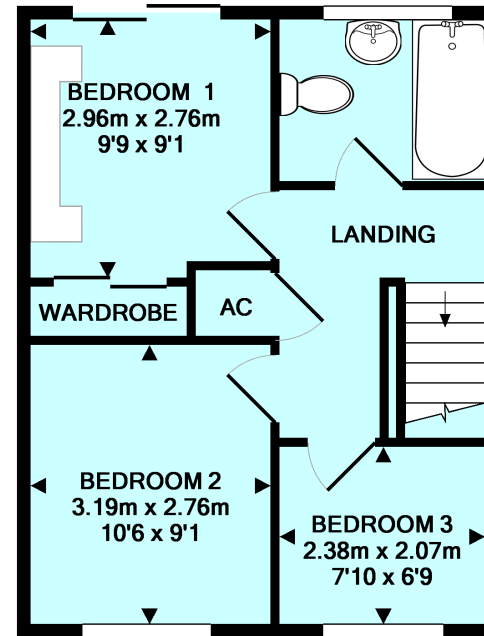
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**Wilkie May  
& Tuckwood**

# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 55.3 SQ.M.  
(595 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 34.9 SQ.M.  
(376 SQ.FT.)

TOTAL APPROX. FLOOR AREA 90.2 SQ.M. (971 SQ.FT.)  
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# Description

A well presented and extended 3 bedroom terraced family home with garage, balcony and far reaching views sea and Quantock Hill views.

- Terraced
- 3 Bedrooms
- Close to Amenities
- Far Reaching Views
- No Onward Chain

The property comprises a terraced house (one of three) of traditional brick and block construction with rendered elevation under a tiled roof, situated in a quiet cul de sac within easy walking distance of the town centre, Marina and amenities. The property has full UPVC double glazing, electric modern heating (we understand there is mains gas in the cul de sac and supplying the adjacent properties) and is available with No Onward Chain.

The accommodation in brief comprises sliding double glazed door into Entrance Porch, with double glazed units. Door into open plan Living room, Dining Room/Music Room with aspect to front, wood burner inset into chimney, TV point, telephone point, under stairs storage. Squared archway into Dining area with opening into Kitchen, squared archway into the Music Room, well insulated music room, uPVC double glazed windows. Kitchen; white coloured cupboards and drawers, under a granite effect rolled edge worktop, tiled splashback, 4 ring ceramic hob with extractor fan over, Zanussi electric double oven, with steps down into secondary kitchen area/utility area with matching cupboards and drawers inset 1 ½ bowl sink and drainer mixer tap over, space for under counter fridge, space for under counter freezer, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, door to rear garden.

Stairs to first floor, hatch to loft space with loft ladder and lighting. Airing cupboard housing modern foam lagged tank with wood slat shelving over. Bedroom 1; aspect to rear with built in sliding wardrobe, double glazed sliding doors onto good sized balcony enjoying far reaching coastal views to the Bristol Channel, old lighthouse and views to

the Quantock Hills. Bedroom 2; aspect to front. Bedroom 3; aspect to front. Bathroom; fully tiled walls, white suite comprising panelled bath, electric Aqualiser shower over, low level WC, pedestal wash basin, heated towel rail.



**OUTSIDE:** The property has a small enclosed front garden laid to lawn. Private rear garden laid to paving and decking with pedestrian rear access and outside power point. Within a short walking distance of the property is a single garage with up and over door.



#### GENERAL REMARKS AND STIPULATION

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

**Services:** Mains water, mains electricity, mains drainage, electric heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

**Council Tax Band:** B

**Parking:** There is a Garage and street parking 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](https://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](https://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](https://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 May 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:

<sup>8</sup> 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.