



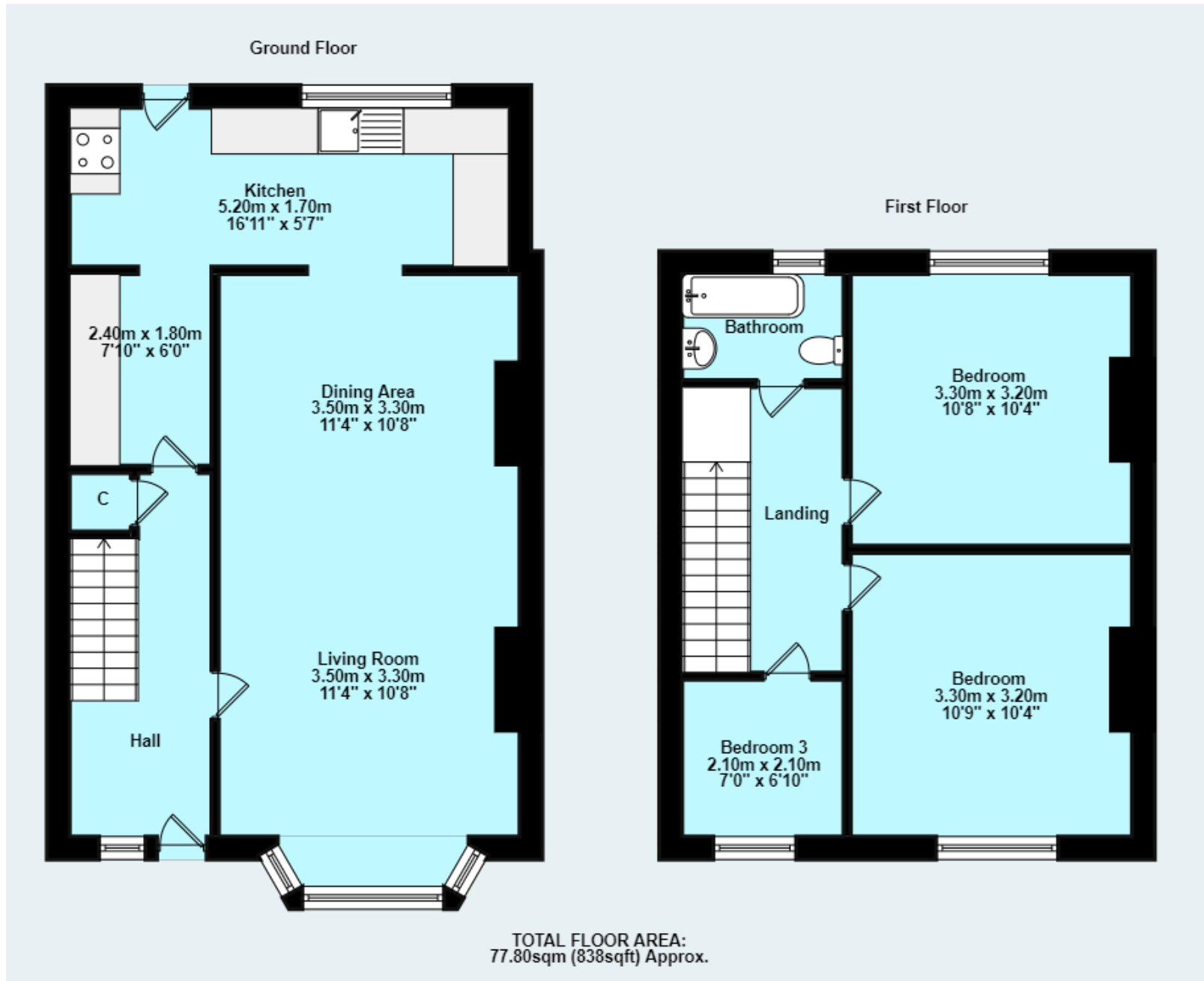
## Wyndham Road

Watchet, TA23 0EA  
£249,950 Freehold

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Wilkie May  
& Tuckwood

# Floor Plan



# Description

A beautifully presented and modernised terraced family home with landscaped gardens and modern bathroom, conveniently located close to amenities.

- Terraced
- 3 Bedrooms
- Modern Kitchen/Bathroom
- Well Presented Throughout
- Easily Maintained Garden

**THE ACCOMMODATION COMPRISES IN BRIEF:** The property comprises a terraced house of traditional brick construction with part rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property will be found in excellent order throughout and is conveniently situated close to the nearby first school and local shops and enjoys beautifully landscaped rear gardens. Viewings highly recommended.

The accommodation in brief comprises; part glazed uPVC door into Entrance Hall; wood effect laminate flooring, cupboard understairs. Open plan Living Room/Dining Room; with aspect to front, wood effect laminate flooring, bay window with storage, archway into dining area with ample room for dining table. Kitchen; L-shaped with aspect to the rear and door to garden, cream shaker style kitchen cupboards and drawers under a rolled edge granite effect worktop, inset stainless steel sink and drainer, mixer tap over, tiled splashback, eye level Indesit electric oven, 4 ring hob and extractor fan over, space for tall fridge-freezer, space and plumbing for washing machine, return run of units to match kitchen, cupboard housing Worcester combi boiler for central heating and hot water.

Stairs to first floor landing; hatch to roof space. Bedroom 1; aspect to front with built in wardrobes. Bedroom 2; aspect to rear with built in wardrobes. Bedroom 3; aspect to front. Family Bathroom; with modern white suite comprising panelled bath with electric Aquais shower over, coloured tiled surrounds, low level WC, pedestal wash basin, marble effect tiled floor.



**OUTSIDE:** To the front of the property there is a small courtyard garden and to the rear of the property there is a landscaped level garden laid to artificial grass and paving with a substantial patio seating area and pedestrian access leading onto the local authority maintained lane.



#### **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

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 January 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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