



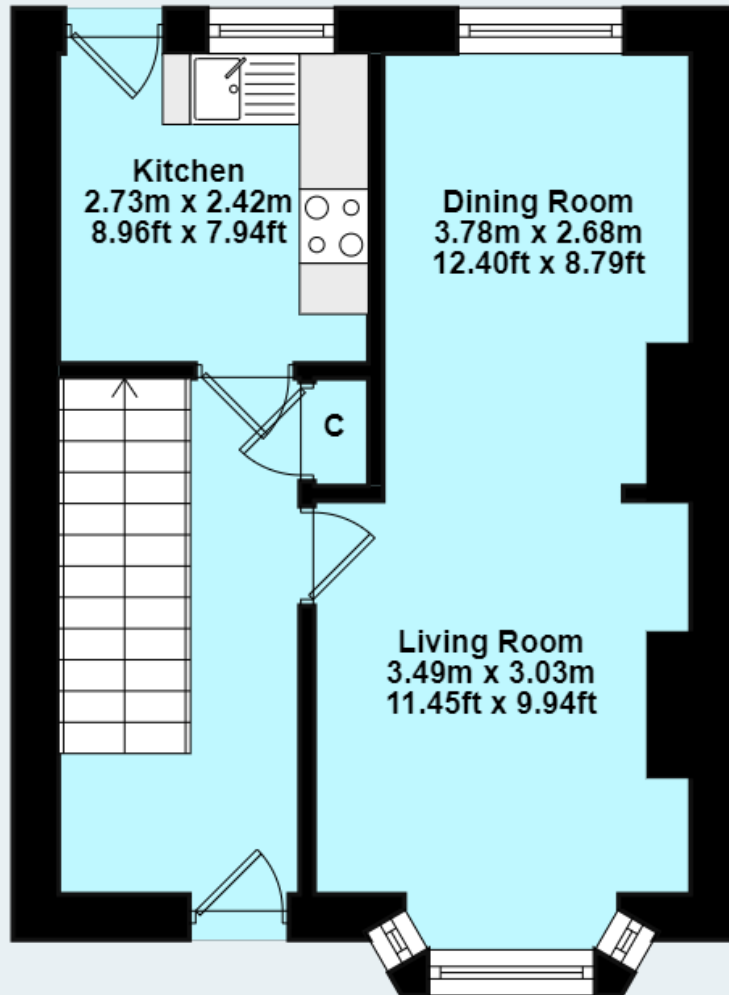
Liddymore Road,
Watchet, TA23 0DT.
£235,000 Freehold

			D
3	1	1	EPC

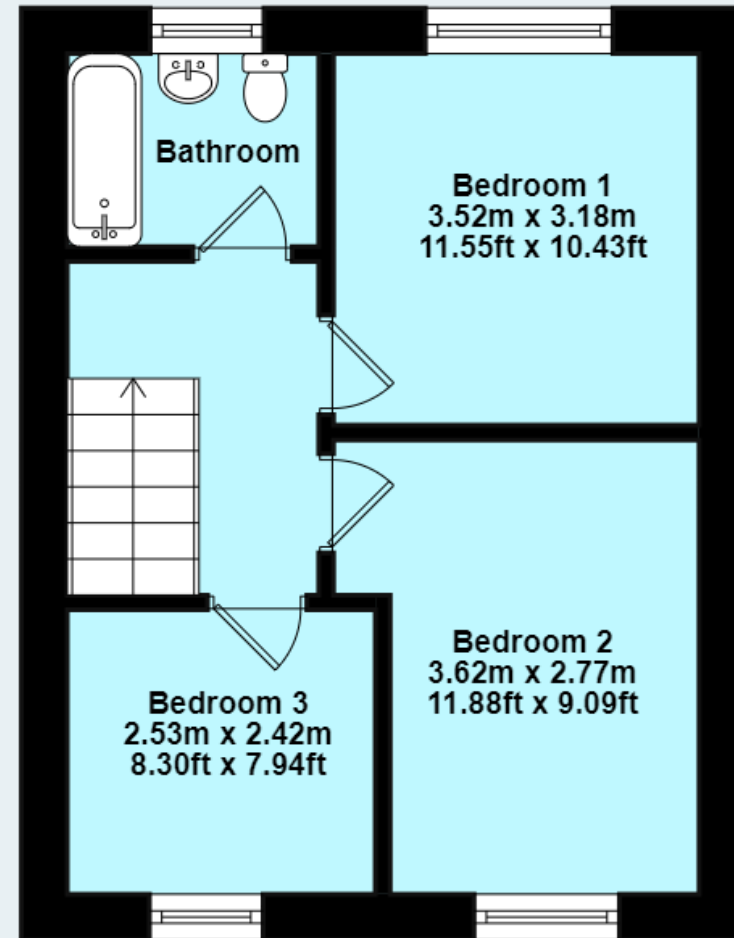
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:
69.54sqm (748.52sqft) Approx.

Description

A three bedroom terraced family home with Garage, gardens and No Onward Chain in need of cosmetic modernisation.

- Terraced
- 3 Bedrooms
- Garage
- No Onward Chain

The property comprises a terraced family home of traditional brick construction with rendered elevations under a tiled roof with the benefit of double glazing and gas central heating. The property has three bedrooms, a good sized garage with garden room off, and No Onward Chain.

The accommodation in brief comprises; part glazed uPVC door into Entrance Hall; understairs storage cupboard, second storage cupboard. Door into open plan Living Room/Dining Room; with double aspect, bay windows, gas coal effect living flame fire with tiled surround and hearth, built in alcove cupboards and shelves, squared archway into dining room with ample room for dining table, built in alcove cupboards, living flame gas fire with back boiler for central heating and hot water. Kitchen; with aspect to rear with range of original fitted wooden cupboards and drawers under a granite effect rolled edge worktop, inset sink and drainer with mixer tap over, tiled splashbacks, four ring gas hob with extractor hood over, fitted electric oven with fitted microwave over, space and plumbing for washing machine, space for tall fridge-freezer, door to garden.

Stairs to First Floor Landing; hatch to roof space. Bedroom 1; aspect to front. Bedroom 2; aspect to rear, airing cupboard housing modern foam lagged cylinder with immersion and wood slat shelving over. Bedroom 3; aspect to front. Family Bathroom; with green suite comprising panelled bath, tiled surround, low level WC, pedestal wash basin.



OUTSIDE: To the front of the property there is a small lawned garden with planted borders. To the rear there is a private rear garden with lawn, planted borders and pedestrian access leading to the large Garage; with up and over door, power and lighting, accessing the council-maintained lane. Adjoining the garage is a lean-to Garden Room.



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 no allocated parking at this property, but street parking is available at the front of the 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 February 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.