



Market Street,

Watchet, TA23 0AN

Guide Price £265,000

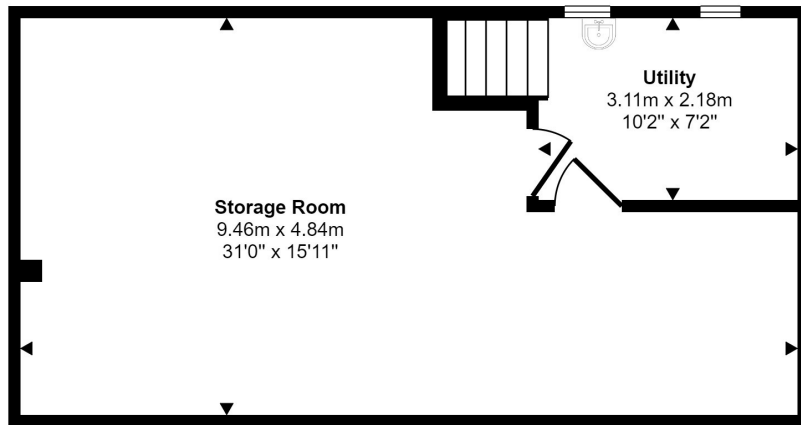
Freehold

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**Wilkie May
& Tuckwood**

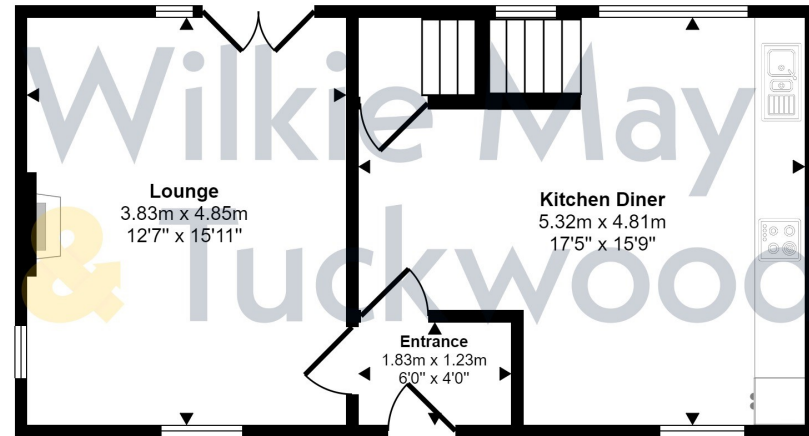
Floor Plan

Approx Gross Internal Area
137 sq m / 1470 sq ft



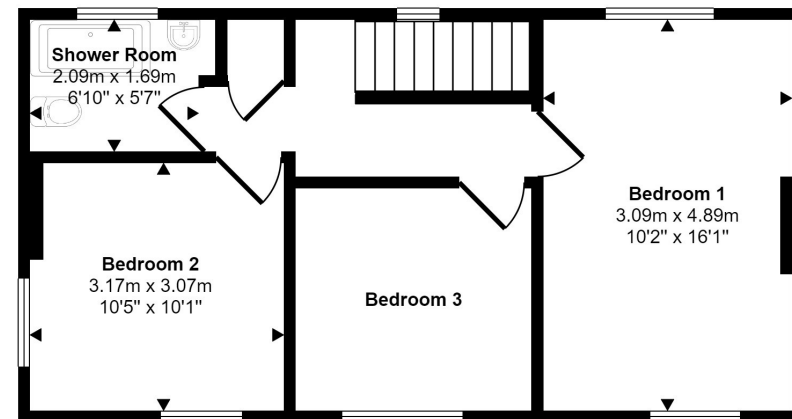
Cellar

Approx 45 sq m / 486 sq ft



Ground Floor

Approx 45 sq m / 486 sq ft



First Floor

Approx 46 sq m / 497 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A tastefully refurbished semi-detached three bedroom cottage, situated in a pleasant position central to the town with No Onward Chain.

- Semi-Detached
- 3 Bedrooms
- Recently Refurbished
- Close to Town Centre & Amenities
- No Onward Chain

The property comprises a semi-detached cottage of stone construction with rendered elevations under a tiled roof with the benefit of both single and double glazed windows, and gas central heating. The cottage is situated in a central position within the town, within easy walking distance of amenities, the Harbour and Railway Line. The recent works include the installation of a new kitchen, new shower room, re-decoration and flooring throughout. There is No Onward Chain.

The accommodation in brief comprises; wooden door into Entrance Porch, door into Living Room; triple aspect view, woodburner inset into chimney breast with slate hearth, uPVC patio doors with decking veranda overlooking the Washford River. Kitchen/ Dining Room; double aspect, with wood effect laminate flooring, newly fitted kitchen comprising a range of white high gloss cupboards and drawers under a granite effect rolled edge worktop with inset sink and drainer, tile effect upstands, fitted electric oven with four ring hob and extractor fan over, space for tall fridge-freezer, ample room for dining table, door to Cellar. Stairs to first floor landing; hatch to roof space, airing cupboard housing Vaillant combi boiler for gas central heating and hot water. Bedroom 1; double aspect. Bedroom 2; aspect to front. Bedroom 3; aspect to front. Shower Room; with newly fitted suite comprising a shower tray with multi panel walls and thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail. Cellar; with open plan layout, power points, lighting, Belfast sink, space and plumbing for a washing machine and further white goods.



OUTSIDE: To the side of the cottage there is a small courtyard area with steps leading to the decked seating veranda.



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: C

Parking: There is no off road parking with this property however nearby on street parking is available and parking permits can be sought for the nearby council car parks for approximately £200 per annum.

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/

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 June 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.