

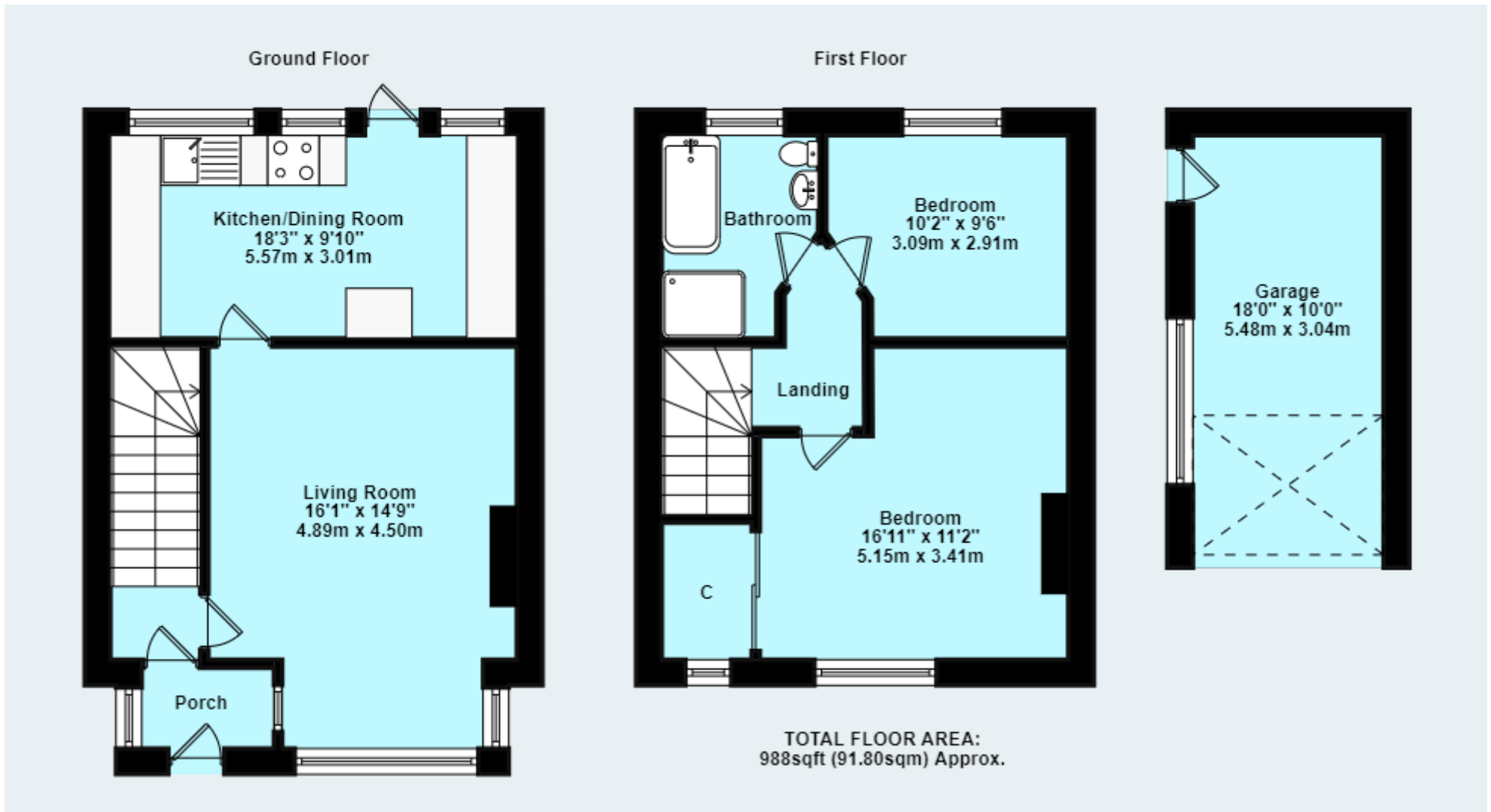


Quantock Road,
Watchet, TA23 0DZ.
£210,000 Freehold

			
2	2	1	EPC

**Wilkie May
& Tuckwood**

Floor Plan



Description

A spacious two-bedroom terraced house with Garage, Gardens and No Onward Chain

- Terraced House
- 2 Bedrooms
- Garage & Gardens
- Convenient Location
- No Onward Chain

The property comprises a terraced 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 close to the nearby shops and local first school. The property is need of cosmetic modernisation and benefits from a Garage, lovely level garden and No Onward Chain.

The accommodation in brief comprises; part glazed uPVC door into Entrance Hall; wood effect laminate flooring. Living Room; with bay window, aspect to front, feature fireplace (gas fire now disconnected) with tiled hearth, marble effect surrounds and wooden mantel piece over, alcove shelving. Kitchen/Dining Room; with part tiled floor, aspect to rear, range of kitchen cupboards and drawers under a granite effect rolled edge worktop with inset stainless-steel sink and drainer, mixer tap over, tiled splashbacks, eye level electric double oven, 4 ring electric hob, space and plumbing for a washing machine, space and plumbing for a dishwasher, generous breakfast bar. Stairs; to first floor landing with hatch to roof space. Bedroom One; with aspect to front, recessed boiler cupboard with Valiant boiler for central heating and hot water with adjacent foam lagged cylinder with immersion switch. Bedroom Two; with aspect to rear with views to the Quantock Hills. Bathroom; with four-piece suite comprising shower cubicle, tiled surround, electric Bristan shower over, corner bath, low level WC, pedestal wash basin.



OUTSIDE: To the front of the property there is a small garden and to the rear of property there is a good-sized level garden with generous patio seating area and the remainder of the garden laid to lawn with pathways laid to chippings and access to a precast concrete Garage; with up and over door and personal door to the garden with one parking space in front.



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, Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: B

Parking: There is a Garage and one off road parking space 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

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 July 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.



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