

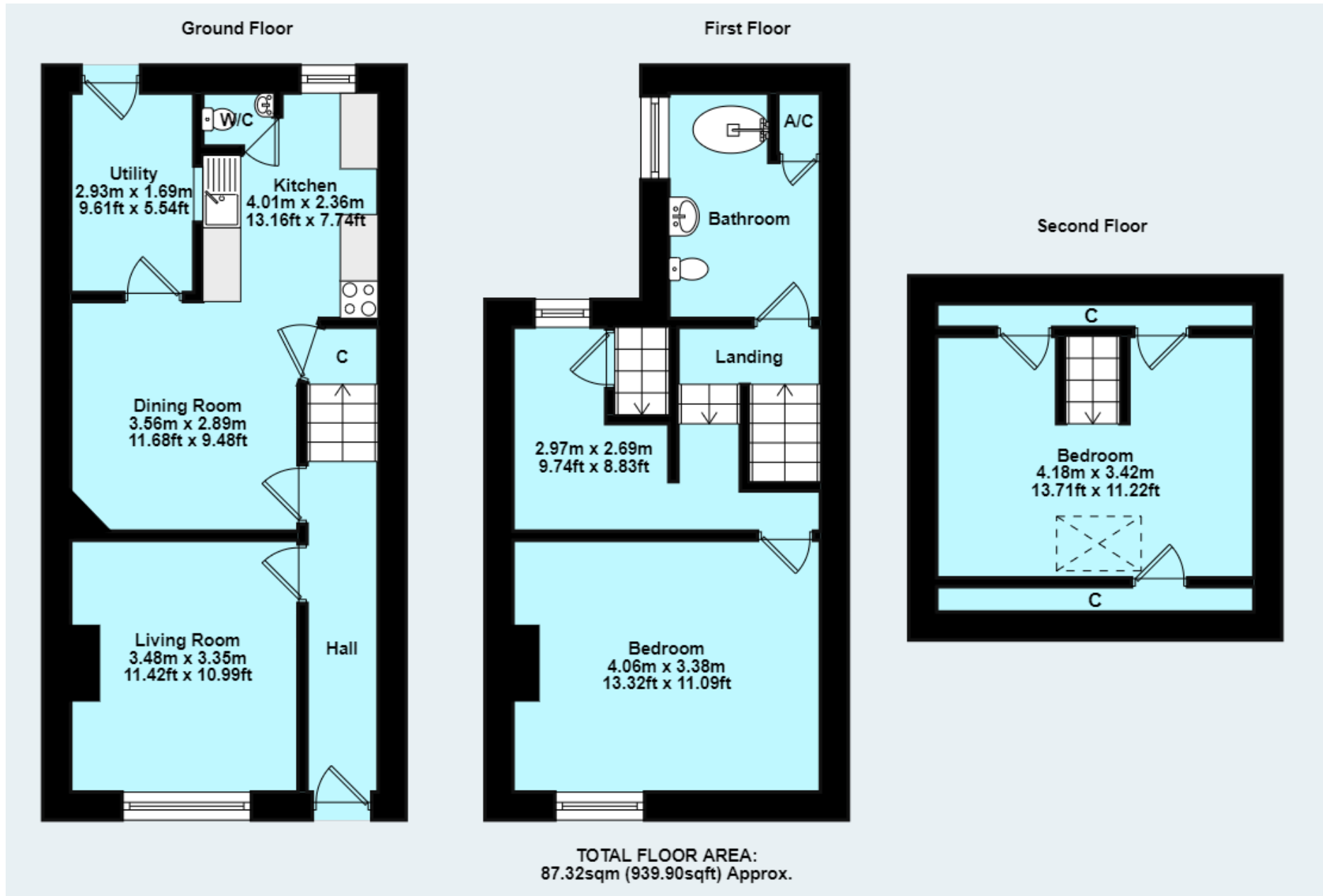


**West Street,**  
Watchet, TA23 0BQ  
£179,950 Freehold

			<b>E</b>
2	2	1	EPC

**Wilkie May  
& Tuckwood**

# Floor Plan



# Description

A two bedroom terraced cottage situated in a tucked away position, with views and No Onward Chain.

- Terraced
- 2 Bedrooms
- Quiet Tucked Away Position
- Far Reaching Views
- No Onward Chain

The property comprises a terraced cottage of stone construction, under a tiled roof with the benefit of uPVC double glazing and gas central heating, situated in a quiet tucked away position with No Onward Chain. The property has two bedrooms, and a spacious loft roof with views that can be used for a number of purposes.

The accommodation in brief comprises; a wooden part glazed stable door into the covered Entrance Porch; part glazed door into the Entrance Hall; with tiled floor, door into Sitting Room; with aspect to front, wooden stained floor boards, open fire with slate hearth and decorative tiled surround, alcove shelving, door into Dining Room; with painted wooden floorboards, understairs storage cupboard, glazed door into the Rear Porch; with tiled floor, basic workbench units, part glazed stable door to rear access. Kitchen; with aspect to rear, comprising a range of kitchen cupboards and drawers under a wood effect rolled edge worktop with inset stainless-steel sink and drainer, tiled splashbacks, space for gas oven, space for tall fridge/freezer, space and plumbing for washing machine, door into Downstairs WC; with tiled walls, tiled floor, low level WC, corner wash basin. Stairs to first floor; half landing with door into the Bathroom; with a tiled floor, white suite comprising a roll top bath with electric Mira shower over, low level WC, pedestal wash basin, cupboard housing Baxi combi boiler for central heating and hot water. Hatch to secondary roof space. Principal landing with hatch to main roof space. Bedroom One; with aspect to front with painted wooden floorboards, built in wardrobes, views to the Bristol Chanel and to the Quantock Hills. Bedroom Two; aspect to rear, wooden painted floorboards, door leading to the partly converted loft space which can be used as an office or hobby room with eaves storage, Velux window, far reaching views to the Quantock Hills, Bristol Chanel and the Lighthouse.



**OUTSIDE:** There is a small front courtyard garden.

**AGENTS NOTE:** At the request of our client, we are only able to offer viewings to cash buyers who do not require mortgage finance.



#### 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:** A

**Parking:** There is no off-road parking available with this property. However, permits can be obtained for the nearby West Street Car Park (For residents only) from Watchet Town Council. For approximately £160.00 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](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/](https://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 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:

<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.



**Tel: 01984 634793**  
35 Swain Street, Watchet, Somerset, TA23 0AE

