



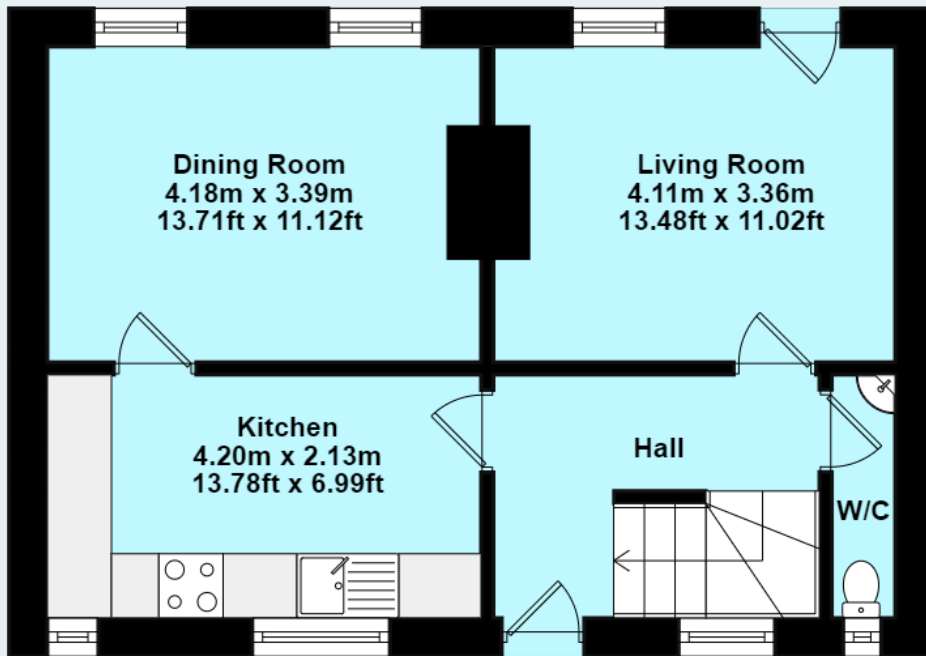
**West Street,**  
Watchet, TA23 0BQ.  
£260,000 Freehold

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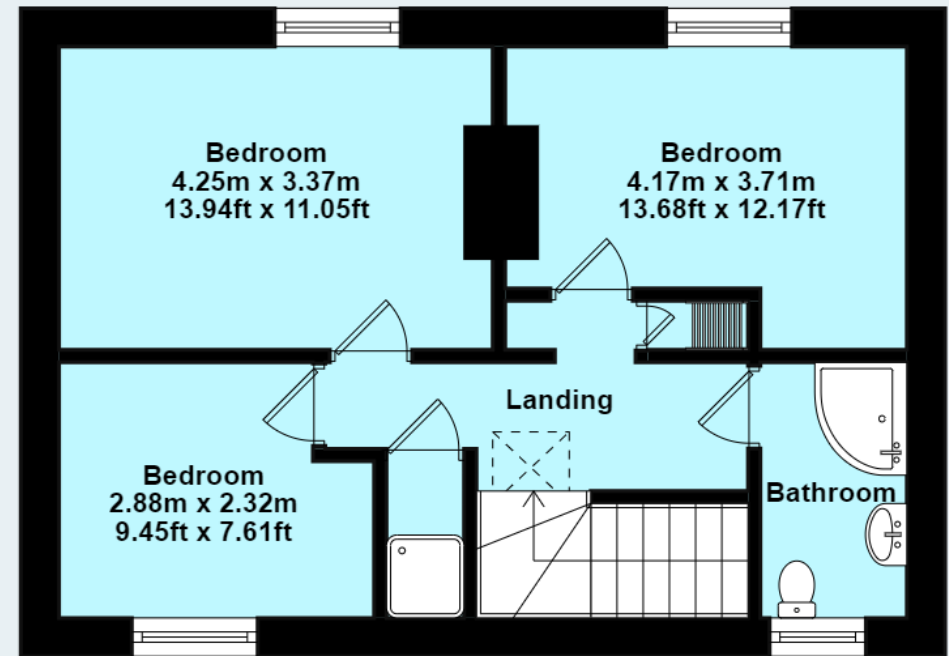
**Wilkie May  
& Tuckwood**

# Floor Plan

Ground Floor



First Floor



**TOTAL FLOOR AREA:**  
89.86ft (967.24sqft) Approx.

# Description

A well maintained three bedroom terraced cottage situated within easy walking distance of the town, with gas central heating, two reception rooms and No Onward Chain

- Terraced Cottage
- 3 Bedrooms
- Well Presented Throughout
- Two Reception Rooms
- No Onward Chain

The property comprises a terraced cottage of traditional stone construction, with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, and gas central heating. The well maintained accommodation has a modern Kitchen, Bathroom and Separate Shower, and a useful partly converted loft space which would make an ideal hobby room. The property is available with No Onward Chain.

The accommodation in brief comprises; half glazed door into Entrance Hall; with understairs storage cupboard. Door into Downstairs WC; with low level WC, corner wash basin. Sitting Room; with aspect to rear, feature open fireplace with slate hearth, TV point, door to Rear Entrance Porch. Kitchen; aspect to front, Howdens cream shaker style cupboards and drawers under a wood effect squared edge worktop with inset 1 ½ bowl composite sink with mixer tap over, tiled splashback, fitted electric oven, four ring gas hob and extractor fan over, space and plumbing for washing machine, space and plumbing for dishwasher, space for under counter fridge, wall mounter Worcester combi boiler for central heating and hot water, ceiling beams. Dining Room; with aspect to rear, feature open fire place with brick hearth. Stairs to First Floor Landing; with hatch to roof space. Shower Room; shower cubicle with multi-panel surround, thermostatic mixer shower over. Bedroom 1; aspect to rear and far reaching distant sea views and towards the Quantock Hills. Bedroom 2; aspect to rear, TV point. Bedroom 3; aspect to front. Bathroom; with white suite comprising corner bath with tiled surround, pedestal wash basin, low level WC, shaver point. Door to Loft Space; with laddered stairs, Velux window, floorboards and insulated roof space.



**OUTSIDE:** To the rear of the property, there is a pretty cottage style garden laid to paving and chippings with pedestrian access onto West Street.

#### 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 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/location](https://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

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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.



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