

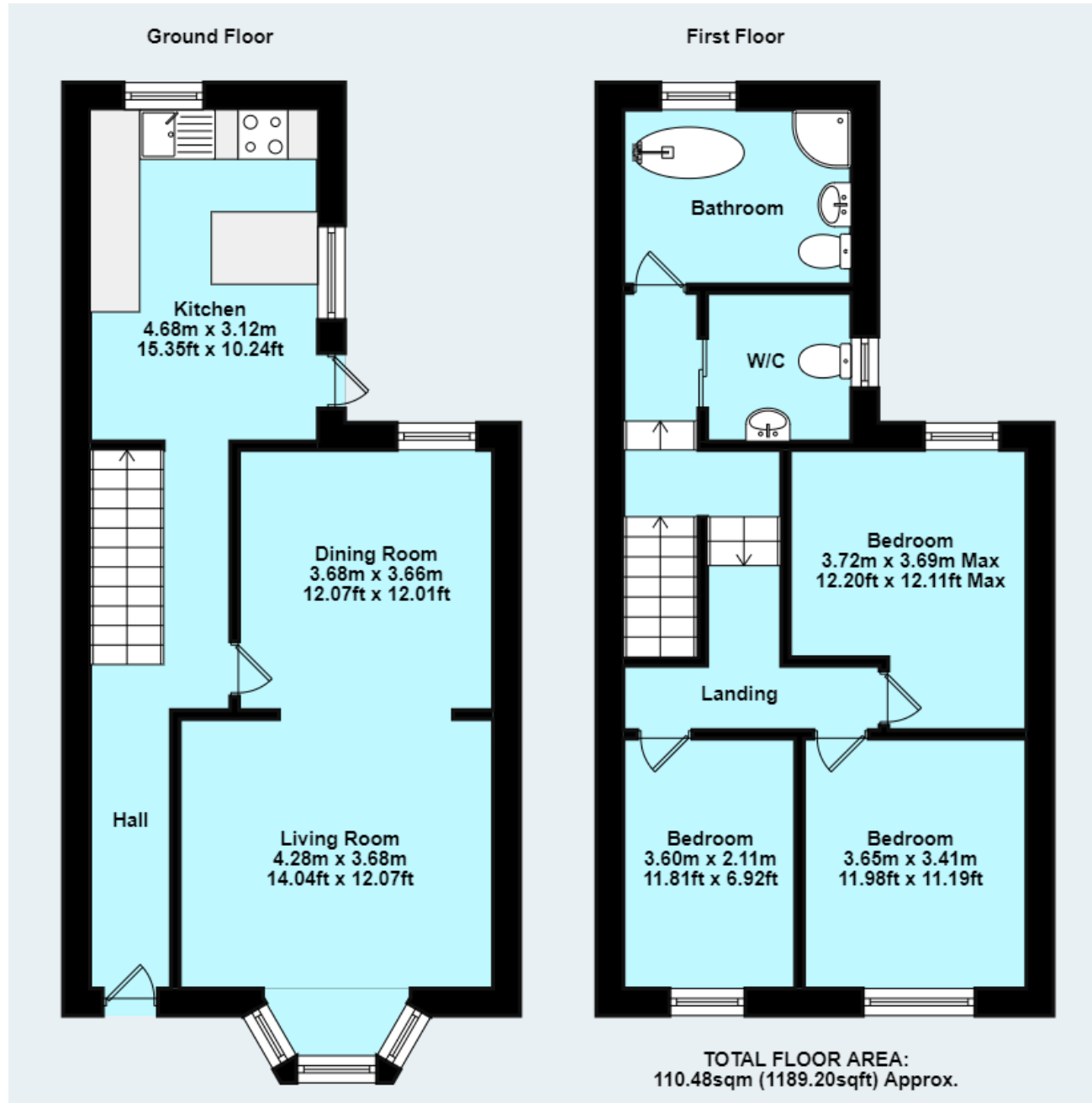


Doniford Road,
Watchet, TA23 0DE
£315,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

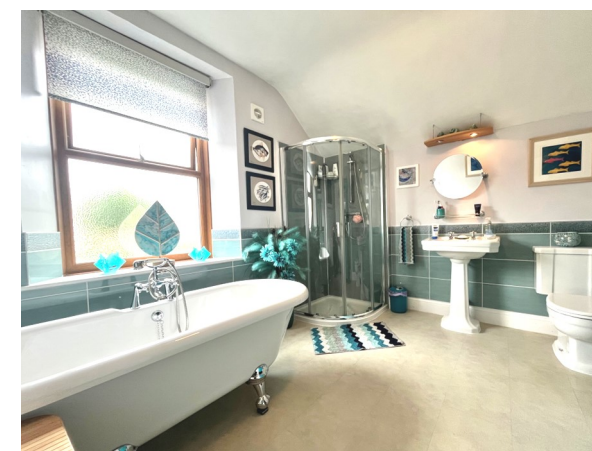
A spacious and very well presented three bedroom Victorian terraced house with off road parking, and gardens situated in a convenient location.



- Large Terraced House
- 3 Bedrooms & 2 Toilets
- Immaculate Throughout
- Off Road Parking And Gardens
- Potential For Loft Conversion

The property comprises a terraced house of the Victorian period, built of traditional stone construction with part rendered elevations under a tiled roof, with the benefit of full uPVC double glazing and gas central heating. The current owners have meticulously modernised and improved the property during their tenure to include the installation of new windows, a new boiler, Bathroom and Kitchen. Additionally, they have just had the staircase renovated by a local skilled craftsman in beautiful Ash wood, with bespoke storage under.

The accommodation in brief comprises; Part glazed composite door into Entrance Hall; with wood effect LVT flooring, bespoke under stairs storage cupboards. Living Room/Dining Room; with a double aspect, and refurbished sealed wooden floorboards, open fire with marble hearth and wooden mantel over, bay window, bespoke ash wooden alcove cupboards. Kitchen/Dining Room; tiled floor, double aspect, fitted kitchen comprising an excellent range of coloured cupboards and drawers under a granite effect sparkle worktop with inset ceramic sink and drainer with a mixer tap over, and tiled splash backs, space for tall fridge freezer, space for a range oven with extractor hood over, large breakfast bar with space and plumbing under for a washing machine and dishwasher, door to outside. Stairs to first floor landing with hatches to the principal and secondary roof spaces with potential to convert (subject of course to planning permission), and space on the landing utilised for a study area. Bedroom 1; aspect to front, wood effect laminate flooring. Bedroom 2; aspect to rear, wood effect laminate flooring. Bedroom 3; aspect to front, wood effect laminate flooring. Family Bathroom; part tiled walls, white 4 piece suite comprising a roll top bath with shower attachment, low level WC, pedestal wash basin, corner shower cubicle with thermostatic mixer shower attachment over. Separate WC; with pocket door, low level WC, pedestal wash basin, wall mounted Worcester boiler for central heating and hot water.



OUTSIDE: To the front of the property there is a small lawned garden behind a established hedge offering privacy. To the rear of the property there is off road parking for at least two vehicles. There is also a garden fully enclosed by fencing, laid mainly to lawn with a good sized patio seating area.



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 off road parking 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

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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.