



Helwell Green

Watchet, TA23 0EL.

Guide Price £250,000

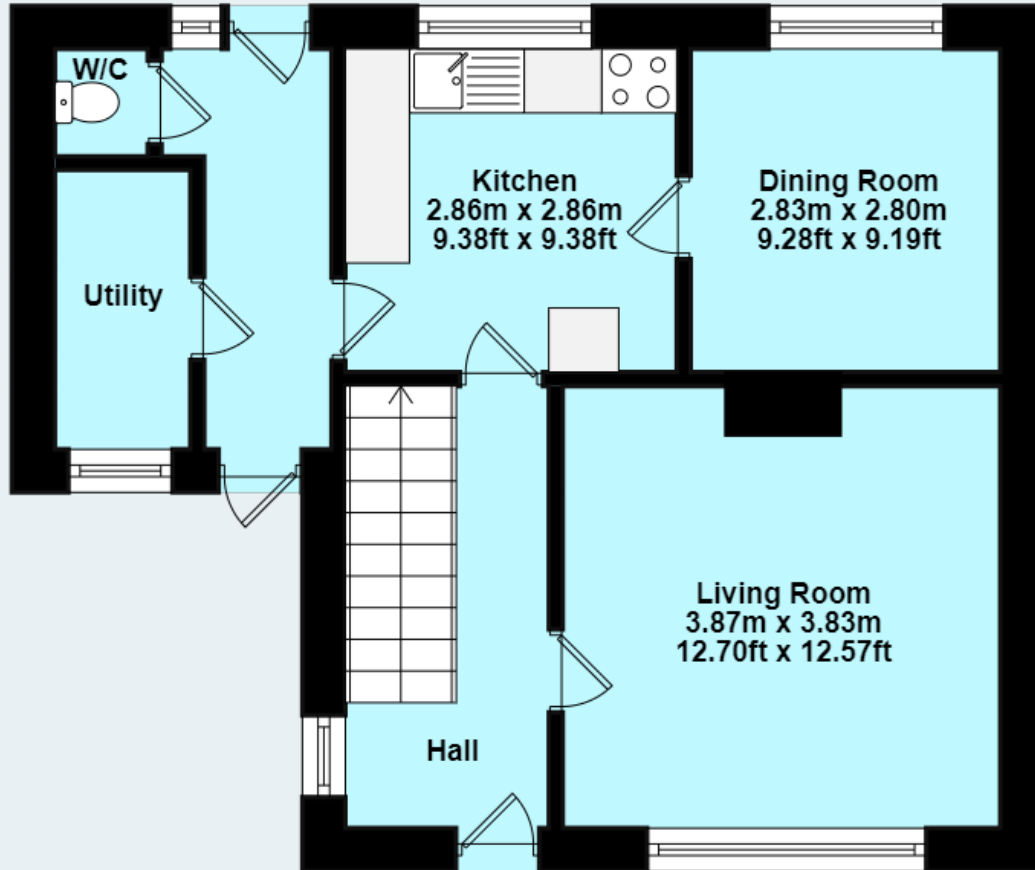
Freehold



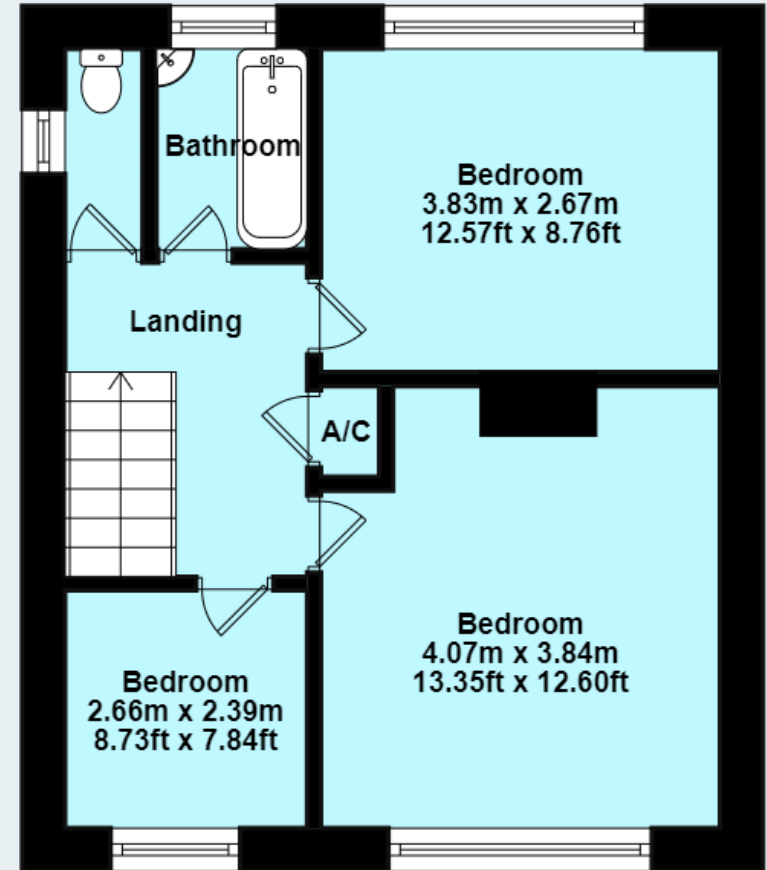
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:
78.56sqm (845.61sqft) Approx.

Description

A spacious three-bedroom semi detached family home situated in a convenient location with No Onward Chain

- Semi-Detached
- 3 Bedrooms
- Front & Rear Gardens
- Off Road Parking
- No Onward Chain

The property comprises a 1950's semi detached family home built of traditional brick construction under a tiled roof with benefit of full uPVC double glazing, and gas central heating. The property has been under the same ownership for over fifty years and has been well maintained during that time but would now benefit from cosmetic modernisation. The property stands on a good-sized corner plot with room to extend (subject of course to planning permission) and viewings are highly recommended to appreciate.

The accommodation in brief comprises; half glazed uPVC door into Entrance Hall; telephone point. Living Room; with aspect to front, living flame coal effect gas fire with back boiler for the central heating and reconstructed stone surrounds and tiled hearth. Kitchen; with aspect to rear, door to side lobby. Kitchen; comprising a range of solid wooden cupboards and drawers under a granite effect rolled edge worktop with inset one and half bowl stainless steel sink and drainer, tiled splashbacks, space and plumbing for washing machine, space for gas oven, space for under counter fridge. Glazed door into Dining Room; with aspect to rear. Side Lobby: with uPVC doors to front and rear, garden store with power points, a window with aspect to front. Downstairs WC with low level WC. Stairs to the first-floor landing with hatch to roof space, airing cupboard with foam lagged cylinder with wood slat shelving over and electric immersion switch. Bedroom One; with aspect to front, and a range of fitted wardrobes and bedside drawers.

Bedroom Two; with aspect to rear. Bedroom Three; with aspect to front, recessed storage cupboard. Bathroom: with white suite comprising a jacuzzi bath with tiled surround, electric Mira shower over, corner wash basin, separate WC (separated by a partition wall), low level WC, window with aspect to side.



OUTSIDE: To the front of the property there is an enclosed garden laid to lawn and gravel for ease of maintenance and to the rear of the property there is off road parking for one vehicle via a concrete hard standing driveway with scope to provide more parking if desired. The remainder of the garden was a working vegetable patch and there is a good-sized decking platform, established hedging, personal gate and raised vegetable beds.



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 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

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.