

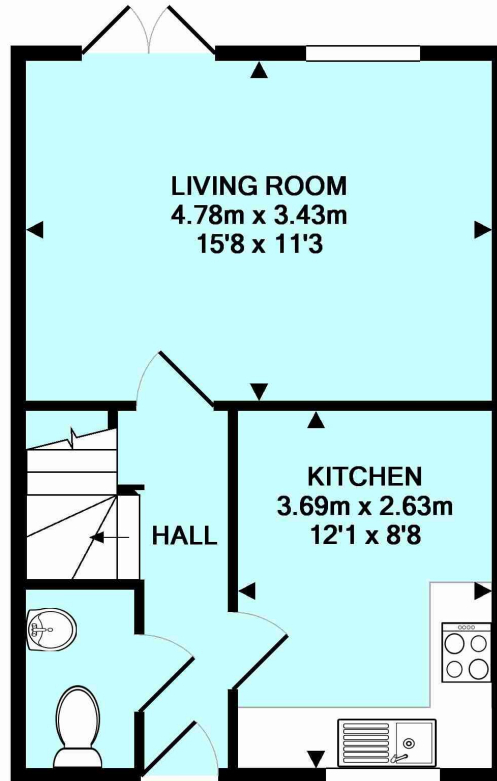


Churchill Way,
Watchet, TA23 0JQ.
£195,000 Freehold

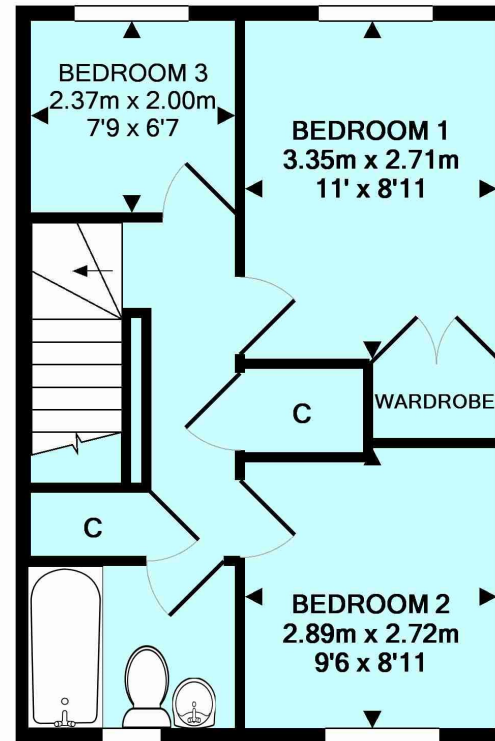
			
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**Wilkie May
& Tuckwood**

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 33.6 SQ.M.
(362 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.6 SQ.M.
(362 SQ.FT.)

TOTAL APPROX. FLOOR AREA 67.3 SQ.M. (724 SQ.FT.)

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Description

LOCAL AFFORDABLE HOMES SCHEME –

A stunning three bedroom semi-detached family home situated in a convenient location close to local amenities and schools. Benefitting from gas fired central heating, off road parking for 2 vehicles and views over farmland.



- Semi-Detached
- 3 Bedrooms
- Immaculate Throughout
- Off Road Parking
- No Onward Chain

The property was built as part of a small cul-de-sac development in a pleasant position within walking distance of the local first school and nearby amenities. Constructed by Messrs Summerfield Homes in 2013 of traditional block construction with rendered elevations under a tiled roof, the house benefits from full uPVC double glazing, has central heating and will be found in immaculate order throughout. This is an ideal opportunity for a local buyer to get their foot on the property ladder and viewings are strongly encouraged to appreciate.

The accommodation in brief comprises; Entrance Hall; wood effect vinyl click flooring, telephone point, under stairs storage. Downstairs WC; wood effect vinyl click flooring, low level WC, wash hand basin. Kitchen; with wood effect vinyl click flooring, aspect to front, white cupboards and drawers under a wood effect rolled edge worktop with inset stainless steel sink and drainer with mixer tap over, tiled splash backs, integrated Indesit electric oven, four ring gas hob with extractor over, space and plumbing for a washing machine, space for American fridge/freezer, wall mounted Potterton combi boiler for central heating and hot water. Living Room; with wood effect vinyl click flooring, French doors to the rear garden. To the First Floor: Landing with hatch to the roof space, large storage cupboard and separate linen cupboard; Bedroom 1 with built in wardrobe, and rural views over the adjoining arable farmland. Bedroom 2; with views to The Quantock Hills. Bedroom 3; has an aspect to the rear with a view over farmland; Family Bathroom; with a white suite comprising a panelled bath with thermostatic mixer shower over, low level WC, pedestal wash basin, light & shaver point.

Qualifying Details; Agents Notes: This property is subject to Section 106 of the Housing Act of 1985. The property is sold at a 25% discount of the open market value with the full value being £260,000. This scheme is only available for 'local' people who have a 5 year connection with Watchet or Williton and have a single income of no more than £56,810 or £65,550 joint income. All prospective buyers must also be registered on Homefinder. There is no rent payable on the remaining 25%. Potential purchasers must be qualified by West Somerset Council and are advised to consult their mortgage advisor before submitting an application. Please contact us for further information.

Service Charge: The property is currently subject to a monthly service charge of £2.92 payable to Magna Housing Association and will cover the costs of maintaining the communal grounds and private roadways.



OUTSIDE: the larger than average rear garden enjoys a south west aspect which is laid to lawn with a decked BBQ area, two sheds with a pedestrian gate to the side for access to a further garden area with composite decking seating area enjoying views over the farmland. There are also 2 off road parking spaces via the driveway



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.



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