



Wristland Road

Watchet, TA23 0DH
£265,000 Freehold



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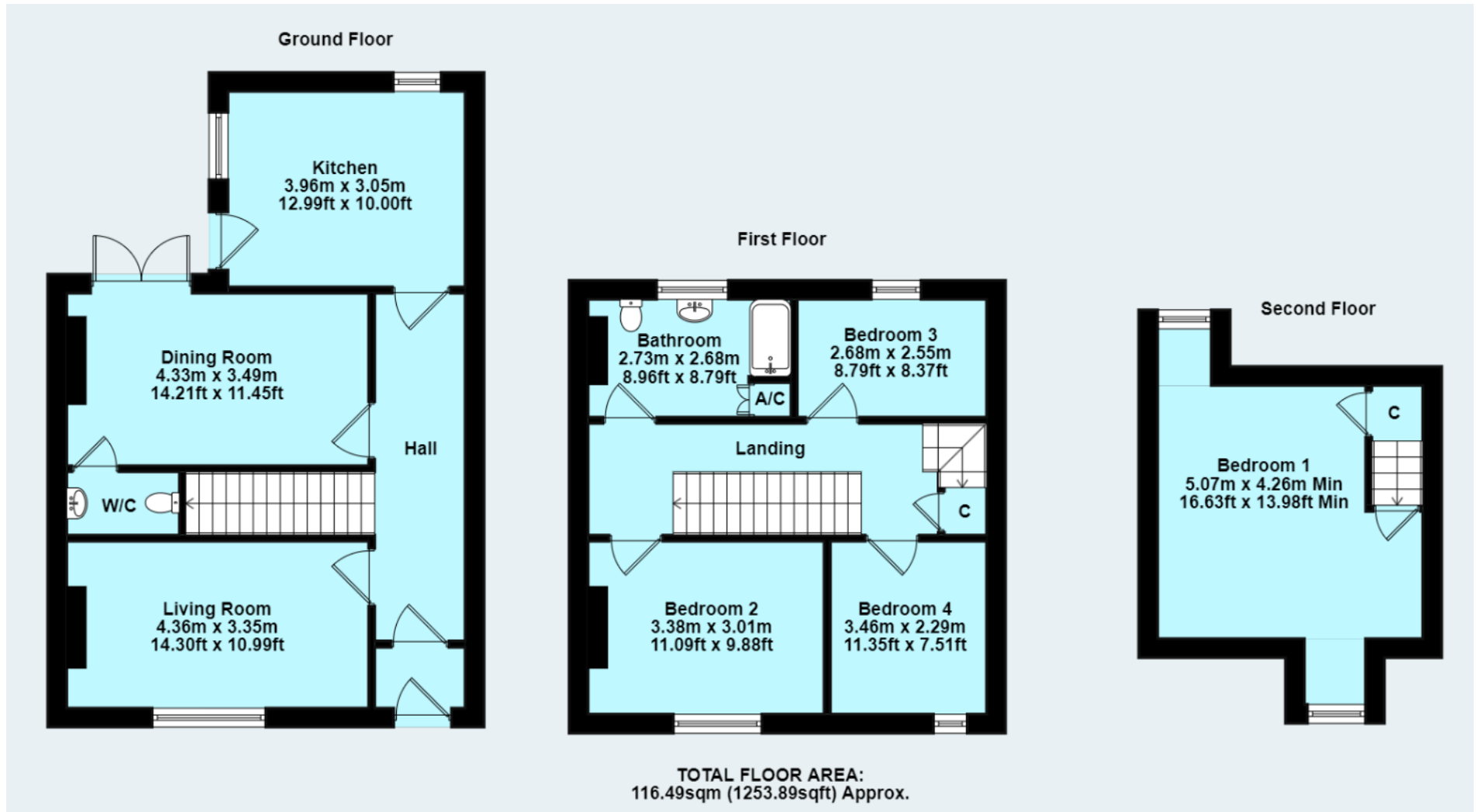
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Wilkie May
& Tuckwood

Floor Plan



Description

A spacious 4 bedroom terraced family home with gardens, views and No Onward Chain.

- Terraced
- 4 Bedrooms
- Gardens & Outbuilding
- Two Reception Rooms
- No Onward Chain

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a terraced family home of traditional brick and stone construction and believed to date back to the 1890s, that now offers well maintained accommodation over three floors and is available with No Onward Chain.

Glazed wooden door into Entrance Porch; tiled floor, half height panelling. Half glazed door into Entrance Hall. Sitting Room; with aspect to front, open fire with decorative Victorian cast iron surround with inset tiles, slate hearth, alcove cupboards. Dining Room; aspect to rear, coal effect living flame gas fire with Baxi back boiler for central heating and hot water, French doors to the rear garden. Door into Downstairs WC; low level WC, wash basin, tiled splashback. Kitchen; with double aspect, range of fitted wooden cupboards and drawers under a wood effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, double electric oven with 4 ring gas hob and extractor fan over, space and plumbing for washing machine, space for tall fridge-freezer. Stairs to first floor Landing; cupboard understairs. Bedroom 2; aspect to front, with a feature cast iron fireplace. Bedroom 3; aspect to front. Bedroom 4; aspect to rear with corner wash hand basin.

Family Bathroom; white suite comprising panelled bath, tiled surround, Aqualisa power shower over, pedestal wash basin, low level WC, heated towel rail, airing cupboard housing copper cylinder with wood slat shelving over. Stairs to second floor. Master Bedroom; double aspect with far reaching views to the Quantock Hills to the rear and the Bristol Channel at the front, eaves storage cupboards and hatch to roof space.

OUTSIDE: To the rear of the property, the house benefits from an immediate rear courtyard with a pedestrian gated access over the shared lane to the stone outbuilding with power and lighting. Beyond the outbuilding there is a level garden laid to lawn with planted borders with scope to provide off road parking if desired.



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

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 May 2023. 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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