



Liddymore Road.

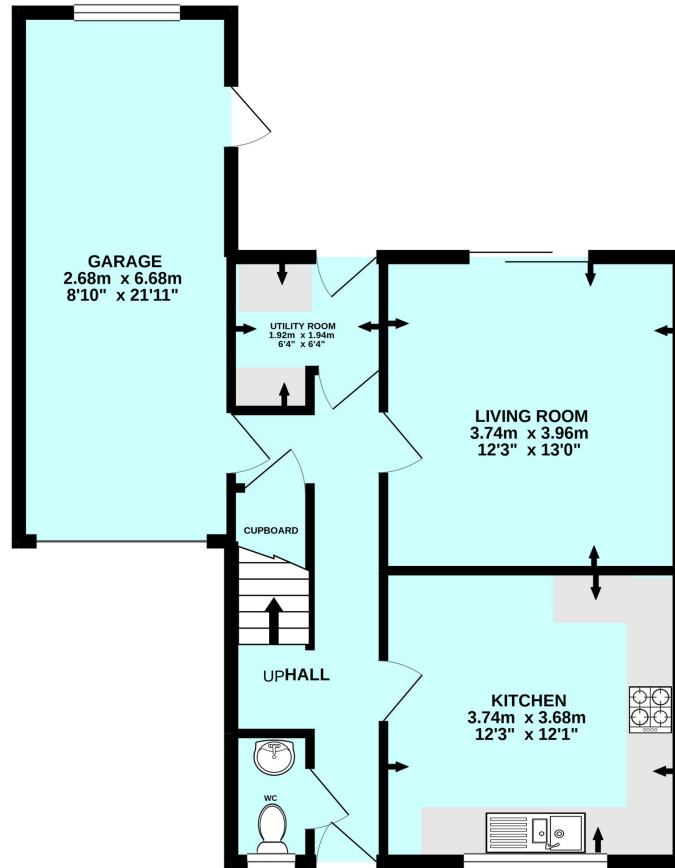
Watchet, TA23 0DS.
£230,000 Freehold

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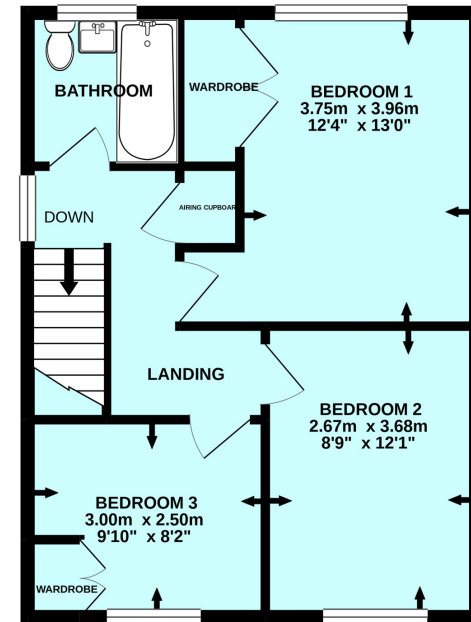
**Wilkie May
& Tuckwood**

Floor Plan

GROUND FLOOR
61.3 sq.m. (659 sq.ft.) approx.



1ST FLOOR
43.3 sq.m. (466 sq.ft.) approx.



TOTAL FLOOR AREA : 104.6 sq.m. (1126 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Description

A well presented 3 bedroom semi-detached family home that is conveniently situated close to the first school and amenities, with off road parking a Garage, and No Onward Chain.

- Semi-Detached
- 3 Bedrooms
- Immaculate Interior
- Garage & Parking
- No Onward Chain

The property comprises a spacious semi-detached family home built of traditional brick and block construction with rendered elevations under a tiled roof that has been internally modernised to include the fitting of a new Kitchen, Bathroom and flooring throughout. The house has the benefit of off-road parking, a Garage and an enclosed rear garden.

The accommodation in brief comprises; part glazed uPVC door into Entrance Hall; cupboard under stairs, door into Garage, Door into Downstairs WC; low level WC, wash hand basin, tiled splashback, wood effect laminate flooring. Door into Kitchen/Breakfast Room; aspect to front, wood effect laminate flooring, range of fitted white cupboards and drawers under a granite effect squared edge worktop, fitted electric oven, 4 ring gas hob over, 1 ½ bowl stainless steel sink and drainer with mixer tap over, tiled splash backs, space for tall fridge freezer, ample room for dining table, telephone point. Door into Living Room; aspect to rear with sliding uPVC doors to garden, TV point. Utility Room; with space and plumbing for washing machine, half glazed door to rear garden, wood effect laminate flooring. Stairs to first floor landing; hatch to roof space, linen cupboard with wood slat shelving. Bedroom 1; aspect to rear, built in wardrobe, wood effect laminate flooring. Bedroom 2; aspect to front, wood effect laminate flooring. Bedroom 3; aspect to front, wood effect laminate flooring, range of fitted wardrobes. Family Bathroom; comprising panelled bath, part tiled walls, thermostatic mixer shower over, pedestal wash basin, low level WC, tile effect flooring.



OUTSIDE: The property benefits from off road parking to the front with access to the Garage; with up and over door, window to rear, personal door to garden, wall mounted combi boiler for central heating and hot water, power points. There is a good sized garden to the rear laid to paving and lawn with fenced and walled boundaries.

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

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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