

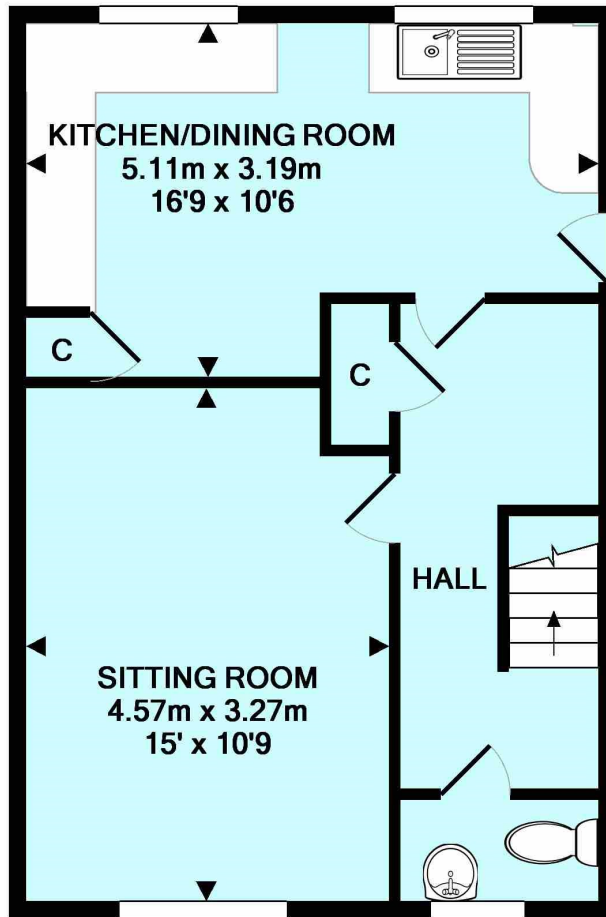


Grove Close,
Watchet, TA23 0HN
£254,500 Freehold

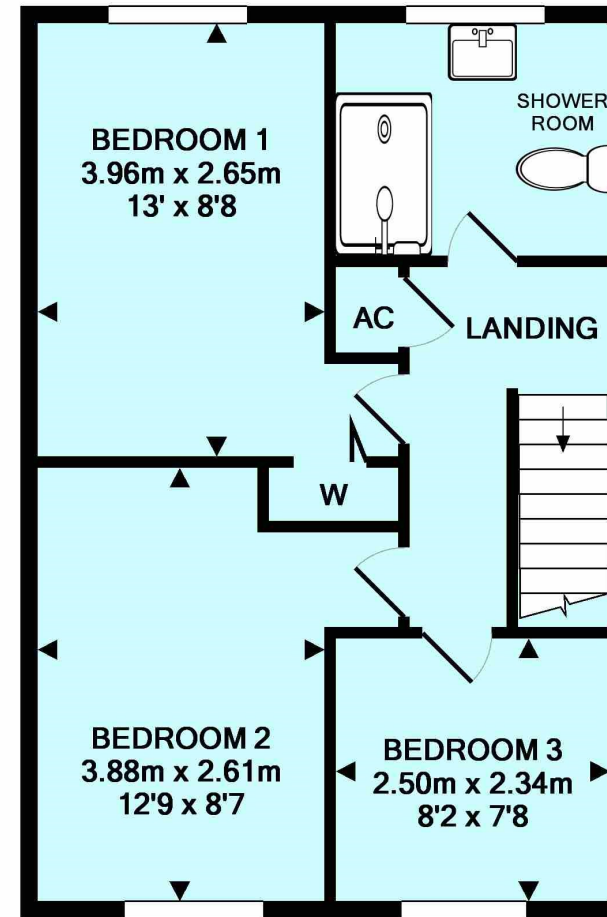
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**Wilkie May
& Tuckwood**

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 39.7 SQ.M.
(427 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.7 SQ.M.
(427 SQ.FT.)

TOTAL APPROX. FLOOR AREA 79.3 SQ.M. (854 SQ.FT.)
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Description

A three bedroom semi detached family home situated on a generous plot with off road parking, garage and views.

- Semi-Detached
- 3 Bedrooms
- Garage
- Off Road Parking
- Scope to Extend (Subject to Planning Permission)

The property comprises an ex-military steel framed family home, situated in a quiet cul-de-sac position within walking distance of amenities and the popular local first school. The house has uPVC double glazing, gas central heating, a recently modernised Shower Room and a generous plot with scope to extend (Subject to planning permission)

In brief the accommodation comprises; Part glazed uPVC door into Entrance Hall; oak effect laminate flooring, under stairs storage, telephone point, storage cupboard. Downstairs W/C; oak effect laminate flooring, low level W/C, wash hand basin. Sitting Room; aspect to front, TV point. Kitchen/Dining Room; aspect to rear, comprising a good range of kitchen cupboards and drawers under a wood effect rolled edge worktop, inset sink and drainer with mixer tap over, tiled splash back, space for electric cooker, extractor fan over, space and plumbing for washing machine, space and plumbing for dishwasher, space for under counter fridge. Stairs to first floor landing. Landing; with hatch to roof space with loft ladder, linen cupboard housing Logic combi boiler for central heating and hot water, wood slat shelving over. Bedroom 1; aspect to rear, views over the adjacent farmland, built in wardrobe with folding door. Bedroom 2; aspect to front. Bedroom 3; aspect to front. Shower Room; fully tiled walls, shower cubicle, thermostatic mixer shower over and rain head, low level W/C, pedestal wash basin, shaver point, wall heater.

AGENTS NOTE: The property is of steel frame construction with a brick exterior course, under a tiled roof. We understand mortgages are available for this type of property but you are advised to check with your lender or broker first.



OUTSIDE: To the front of the property there is a small garden laid to gravel for ease of maintenance with an adjacent block paved driveway affording off road parking for 1 vehicle giving access to the single Garage with up and over door which has power and lighting. To the rear of the property there is a good L shaped plot laid to lawn giving excellent opportunities to extend the existing property subject to of course planning permission.



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 August 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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