



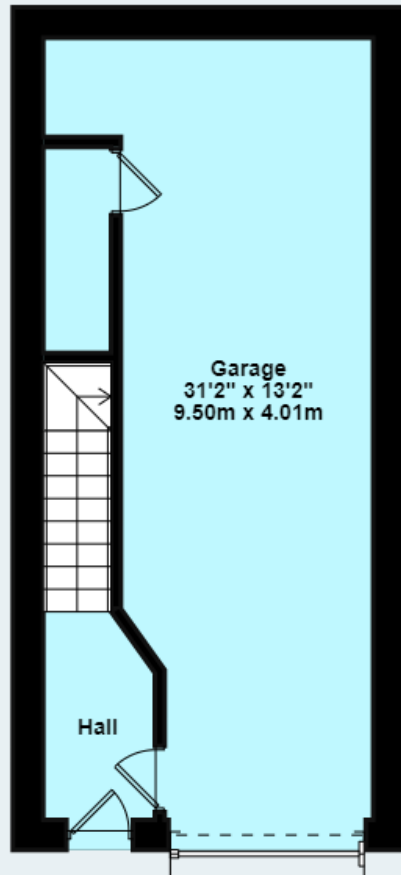
**Lorna Doone,**  
Watchet, TA23 0FD.  
£315,000 Freehold

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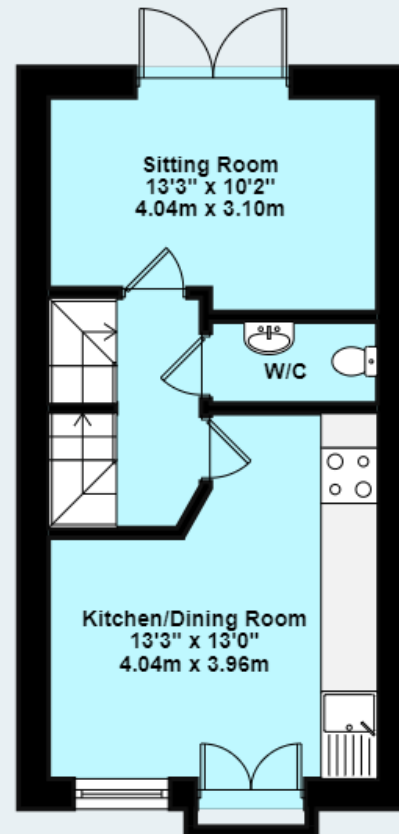
**Wilkie May  
& Tuckwood**

# Floor Plan

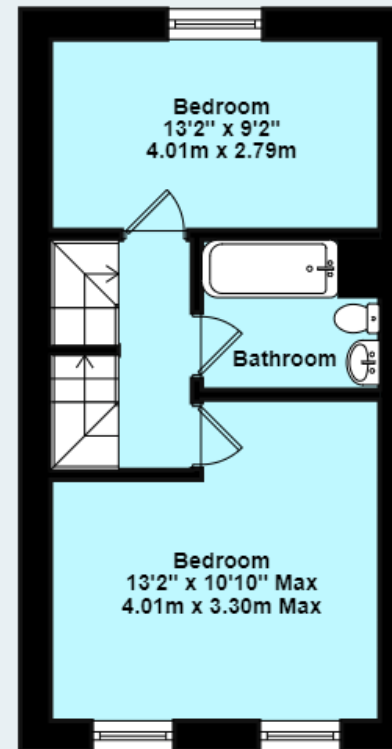
Ground Floor



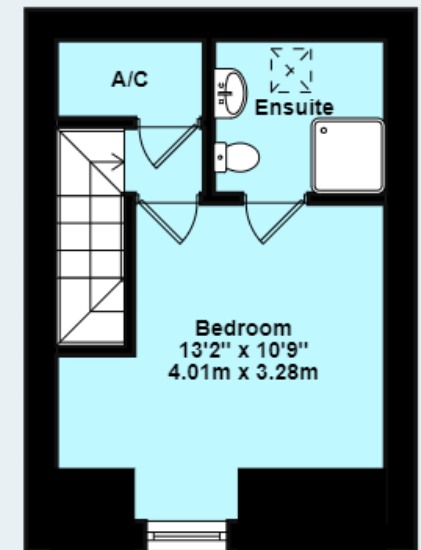
First Floor



Second Floor



Third Floor



TOTAL FLOOR AREA:  
1356sqft (126sqm) Approx.

# Description

A modern three bedroom, three storey end of terrace family home situated in a cul de sac position, with sea views, a 30ft Garage, solar panels and No Onward Chain.



- End of terrace
- 3 Bedrooms
- Immaculate Throughout
- Far Reaching Sea Views
- No Onward Chain

The property comprises an end terrace family home built by Messrs Regal Heritage Ltd, situated in a cul-de-sac position on the edge of town, with well presented and flexible living accommodation over three floors. The house is of timber frame construction with rendered elevations under a tiled roof and benefits from timber framed double glazing and gas central heating, together with a 30ft Garage and solar panels. In recent years, the property has been used as a successful holiday let.

The accommodation in brief comprises; half glazed composite door into Entrance hall: with tiled floor, door into Garage; with roller door, space and plumbing for a washing machine, lockable storage cupboard. Stairs to first floor from Entrance Hall; landing with wood effect laminate flooring. Living Room; with aspect to rear, wood effect laminate floor, patio doors to the rear garden. Separate WC; with tiled floor, low level WC, pedestal wash basin, tiled splashback. Kitchen/Dining Room; with aspect to front, French doors with Juliet balcony, Kardeen tile effect flooring, good range of modern cream high gloss cupboards and drawers under a granite effect squared edge worktop with matching upstands, one and half bowl inset sink and drainer, fitted electric oven with four ring hob and extractor fan over, integrated fridge, integrated freezer, integrated dishwasher. Stairs to 2nd floor; landing. Bedroom; with aspect to rear overlooking the garden. Family Bathroom; with a tiled floor, white suite comprising a panelled bath, with tiled surround, mixer shower attachment over, low level WC, pedestal wash basin, heated towel rail. Bedroom; with aspect to front and sea views to the Bristol Channel and beyond.

Stairs to the 3rd floor; with landing window again enjoying sea views to the Harbour, Marina and Bristol Channel. Airing Cupboard; with Glow worm gas fired boiler with Gledhill hot water cylinder with immersion switch, door into En-Suite Bedroom; with aspect to front, and again enjoying sea views, hatch to loft space, door into En-Suite Shower Room; tiled floor, shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail, Velux window.



**OUTSIDE:** The property benefits from side pedestrian access with easy steps leading up to the south facing garden. The garden is laid to paving and chippings for ease of maintenance and the beds are well stocked with evergreen shrubs.

**SERVICE CHARGE:** Approximately £71.41 per annum.



#### 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:** Currently set at Business Rates but formally a Band D

**Parking:** There is a Garage 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](https://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](https://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](https://flood-map-for-planning.service.gov.uk/location)

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

<sup>8</sup>. 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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