



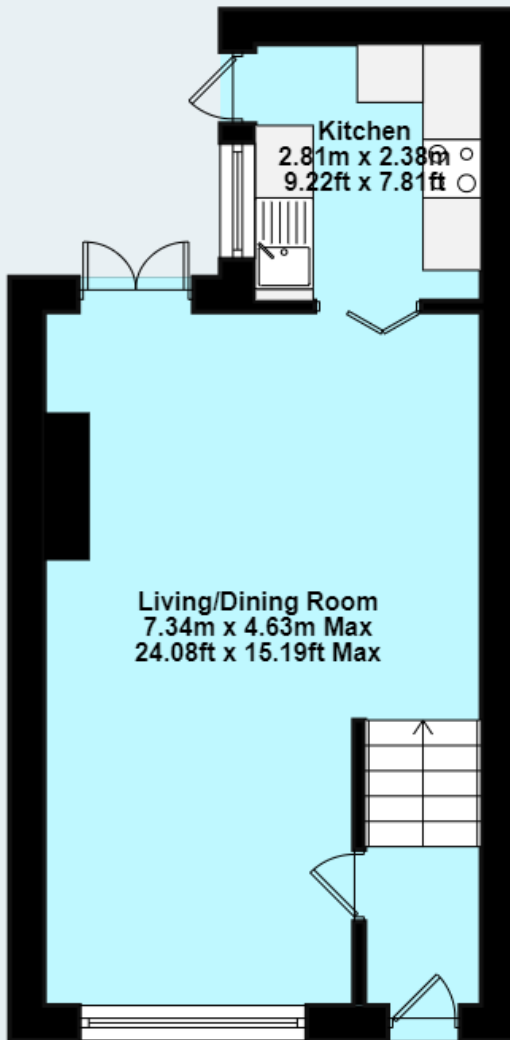
Gladstone Terrace,
Watchet, TA23 0DP
£215,000 Freehold

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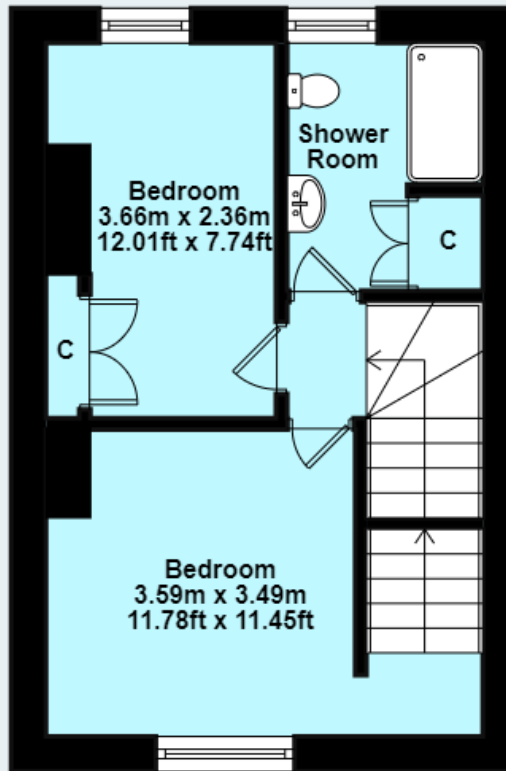
**Wilkie May
& Tuckwood**

Floor Plan

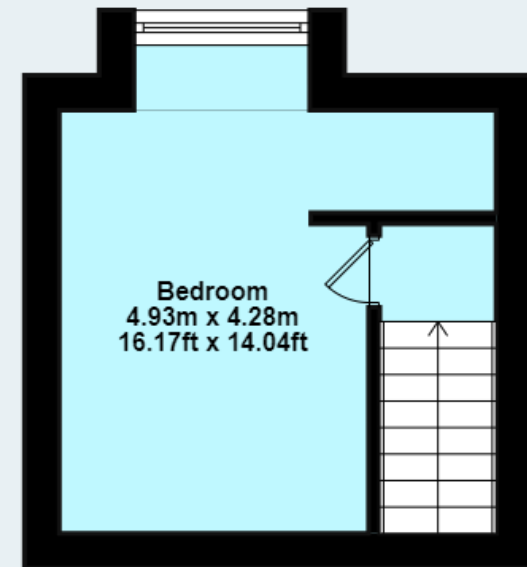
Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA:
93.01sqm (1001.15sqft) Approx.

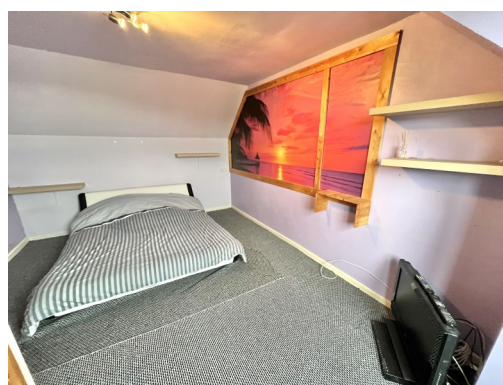
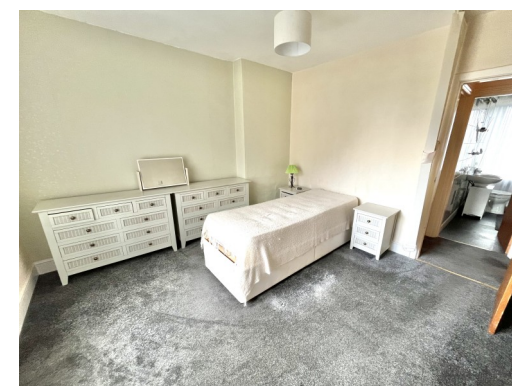
Description

A well-presented and spacious three bedroom terraced house situated in a popular location with off road parking and No Onward Chain.

- Terraced
- 3 Bedrooms
- Off Road Parking
- Close to Amenities
- No Onward Chain

The property comprises a terraced house of stone construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The house is well presented throughout and has the benefit of No Onward Chain.

The accommodation in brief comprises; double glazed door into Entrance Hall; door into open plan Living Room/Dining Room; double aspect, living flame gas fireplace with marble effect surround, and wooden mantel piece over, wood effect laminate flooring, under stairs storage, French doors to the rear garden, fitted low level shelving, door into Kitchen; with aspect to side, wood effect cupboards and drawers under a granite effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, space for range oven (included in the sale), with extractor hood over, space and plumbing for a washing machine, space for three quarter height fridge/freezer, wall mounted iDeal Logic gas fired boiler, stairs to first floor from the Entrance Hall; landing with door into Bedroom 1; with access leading to Bedroom 2 with ample room to install a partition wall, aspect to front. Bedroom 3; aspect to rear, fitted double cupboard. Shower Room; with low level shower tray, tiled surrounds, thermostatic mixer shower over, low level WC, wash basin, linen cupboard. 2nd floor, door into Bedroom 2; aspect to rear, far reaching views to the Quantock Hills, walk in wardrobe.



OUTSIDE: To the front of the property there is a small garden and to the rear there is another courtyard garden laid to timber block paving, and an off road space for one vehicle, with small garden laid to chippings and a generous timber workshop with power and lighting.



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: A

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 October 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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