

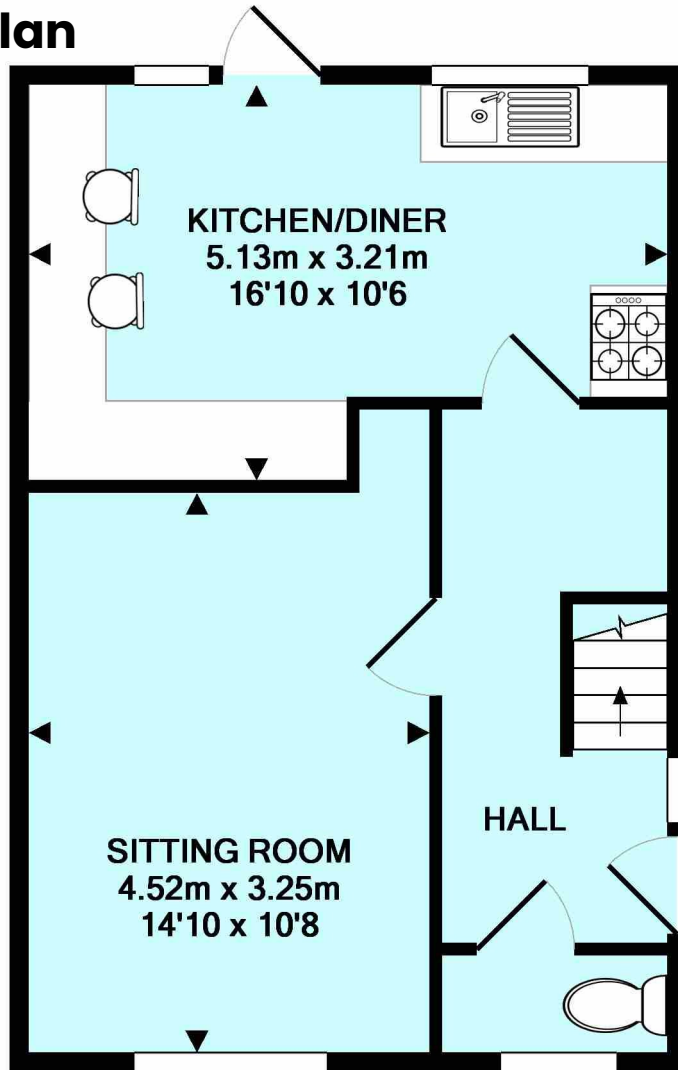


**Grove Close,**  
Watchet, TA23 0HN.  
£235,000 Freehold

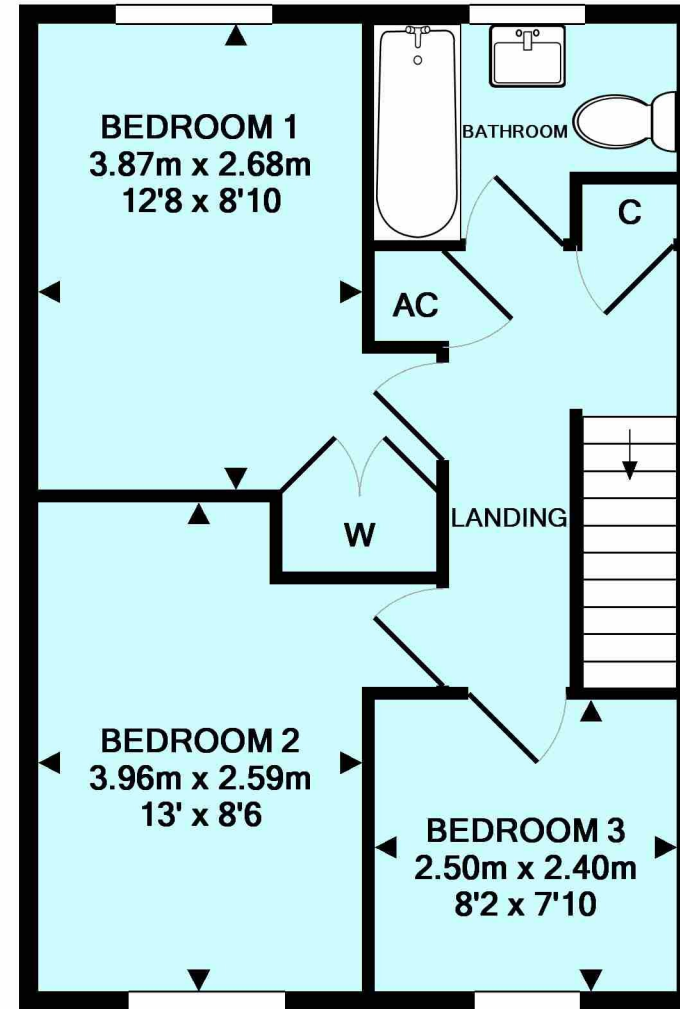
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**Wilkie May  
& Tuckwood**

# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 39.5 SQ.M.  
(425 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 39.5 SQ.M.  
(425 SQ.FT.)

TOTAL APPROX. FLOOR AREA 79.0 SQ.M. (850 SQ.FT.)  
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# Description

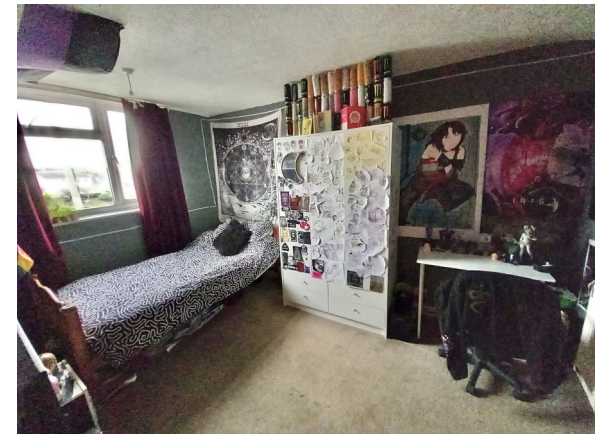
A 3 bedroom semi detached family home with garage and off road parking.

- Semi-Detached
- 3 Bedrooms
- Garage & Parking
- Double Glazing
- Gas Central Heating

The property comprises a semi-detached house of family home of non-traditional steel frame construction that was built in the late 1960's for the military. The property has the benefit of full uPVC double glazing and gas central heating and enjoys a good sized garden with ample room to extend at the rear (subject to planning permission) and has off road parking and a Garage.

The accommodation in brief comprises; uPVC door with inset stained glass pane and glazed side viewing panel into Entrance Hall; wood effect laminate flooring, under stairs storage. Downstairs WC; low level WC. Living Room; aspect to front, TV point, telephone point. Kitchen/Dining Room; with a range of painted wooden cupboards and drawers under a granite effect rolled edged worktop with tiled splash back, matching wall cupboards, breakfast bar, inset stainless steel sink and drainer, space for electric oven and extractor fan over, space and plumbing for washing machine, space for under counter fridge, half glazed uPVC door with half glazed side panel to rear garden. Stairs to first floor landing, hatch to roof space, airing cupboard with modern foam lagged hot water tank with wood slat shelving and immersion. Separate linen cupboard. Bedroom 1; aspect to rear, built in wardrobe. Bedroom 2; aspect to front. Bedroom 3; aspect to front. Family Bathroom; with modern white suite, comprising panelled bath with multi panel surround, electric Bristan electric shower over, pedestal wash basin, tiled splash back, low level WC and extractor fan.

**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:** The property has one off road parking space with access to the garage with double timber doors, power and lighting. There is a small front garden laid to lawn, enclosed by low level fencing. There is a gate providing side access to the rear garden which is laid entirely to lawn.



#### 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 a garage and 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](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)

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 November 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:

<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.