



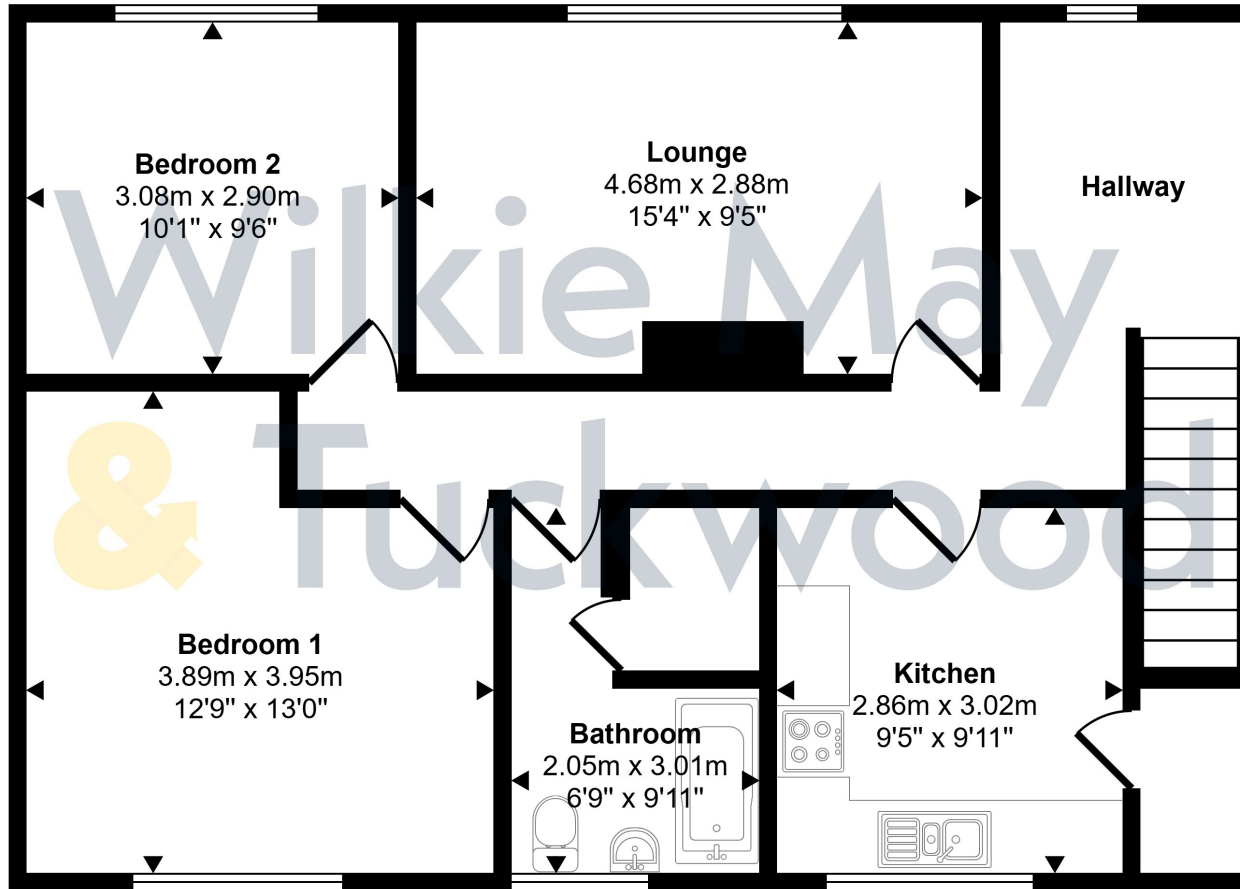
Liddymore Road,
Watchet, TA23 0DQ.
£165,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
71 sq m / 760 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A recently refurbished first floor purpose built flat two bedroom flat situated in a very convenient location with an allocated parking space, garden and No Chain.

- Close to Amenities
- 2 Bedrooms
- Well Presented Throughout
- Garden & Parking
- No Onward Chain

The property comprises a first-floor purpose built flat on traditional brick and block construction with rendered elevations under a tiled roof, with the benefit of full uPVC double glazing and electric night storage heating. The flat has recently been redecorated throughout and has new flooring. The flat can be sub-let and has an allocated parking space and fenced garden area.

The accommodation in brief comprises; Part glazed wooden door into Entrance Hall; stairs to first floor spacious landing, telephone point, storage cupboard, hatch to roof space. Living Room; aspect to front. Kitchen; with aspect to rear, range of kitchen cupboards and drawers under a rolled edge worktop with inset stainless steel sink and drainer, space for electric cooker, space and plumbing for washing machine, space for tall fridge freezer, pantry cupboard. Bedroom 1; aspect to rear. Bedroom 2; aspect to front. Bathroom; with white suite comprising panelled bath, tiled surround, electric shower over, low level WC, pedestal wash basin, towel rail, linen cupboard.

OUTSIDE: The flat has a small fenced garden area and one allocated parking space.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold by private treaty, with the remainder of a 999 year lease granted in 1989.

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 an allocated parking space 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 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:

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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