

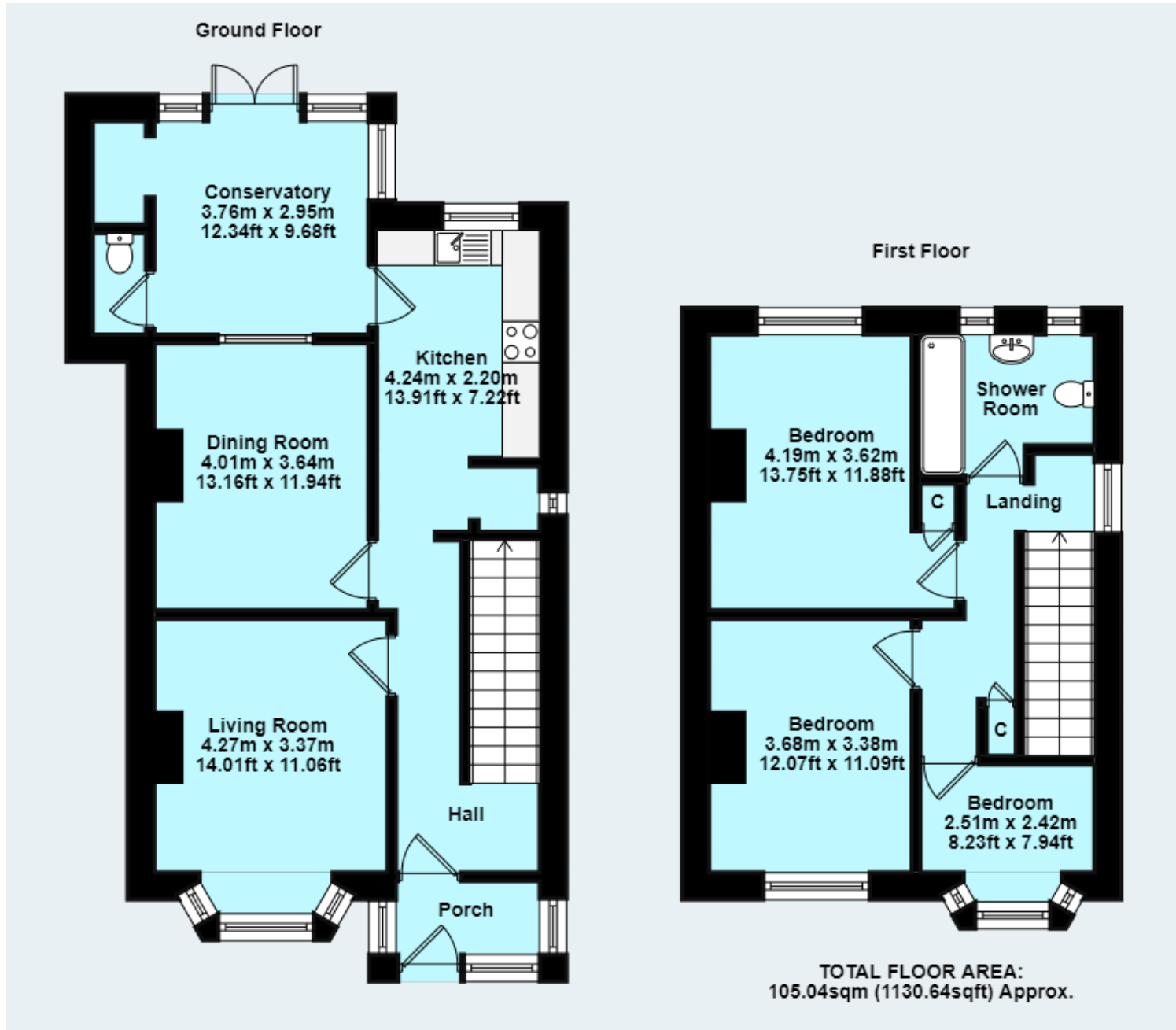


Doniford Road,
Watchet, TA23 0TE
£275,000 Freehold

			D
3	2	1	EPC

**Wilkie May
& Tuckwood**

Floor Plan



Description

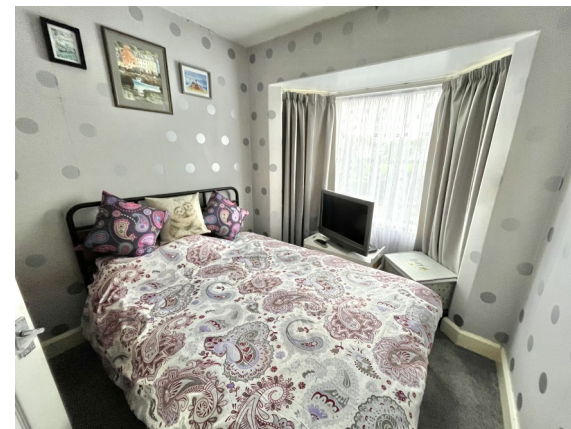
A spacious and extended three-bedroom semi-detached family home with off road parking and private gardens.

- Semi-detached
- 3 Bedrooms
- Views Over The Memorial Ground
- Off Road Parking
- Gas Fired Central Heating

The property comprises a a semi-detached family home of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property has been extended and offers off road parking for two vehicles and a private rear garden.

The accommodation in brief comprises; double glazed uPVC Entrance Porch; with tiled floor. Door into Entrance Hall; with wood effect laminate flooring and telephone point. Sitting Room; with bay window, wood effect laminate flooring, living flame gas fire inset into chimney breast with tiled surround and wooden mantelpiece over. Dining Room; with aspect to rear, wood laminate flooring, gas living flame pebble effect fireplace inset into chimney breast with tiled hearth, tiled surround and wooden mantelpiece over. Kitchen; with aspect to rear, walk in pantry cupboard, a range of grey fitted cupboards and drawers under a wood effect rolled edge worktop with inset one and half bowl stainless steel sink and drainer, mixer tap over, cupboard housing Worcester Combi boiler for central heating and hot water, fitted electric oven with four ring gas hob and extractor fan over, space for tall fridge freezer, space for under counter fridge, space and plumbing for washing machine, space and plumbing for slimline dishwasher. Door into Garden Room; with doors to rear garden. Door into Downstairs WC; with low level WC.

Stairs to First Floor Landing from the Entrance Hall; hatch to roof space with potential to convert into further accommodation subject to planning permission. Bedroom 1; aspect to front with a sea view over the memorial ground. Bedroom 2; aspect to rear with built in cupboard. Bedroom 3; aspect to front, bay window again enjoying sea views. Family Shower Room; with white suite comprising shower cubicle with multi panel surround with electric triton shower over, pedestal wash basin, low level WC, heated towel rail.



OUTSIDE: The property has off road parking for two vehicles with pedestrian gateway leading to the rear private garden, which is level and laid to patio and lawn. Within the garden there is a good-sized metal workshop, a seating area under a pergola and two further metal sheds that will be included in the sale.



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: C

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 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.



Tel: 01984 634793
35 Swain Street, Watchet, Somerset, TA23 0AE

