



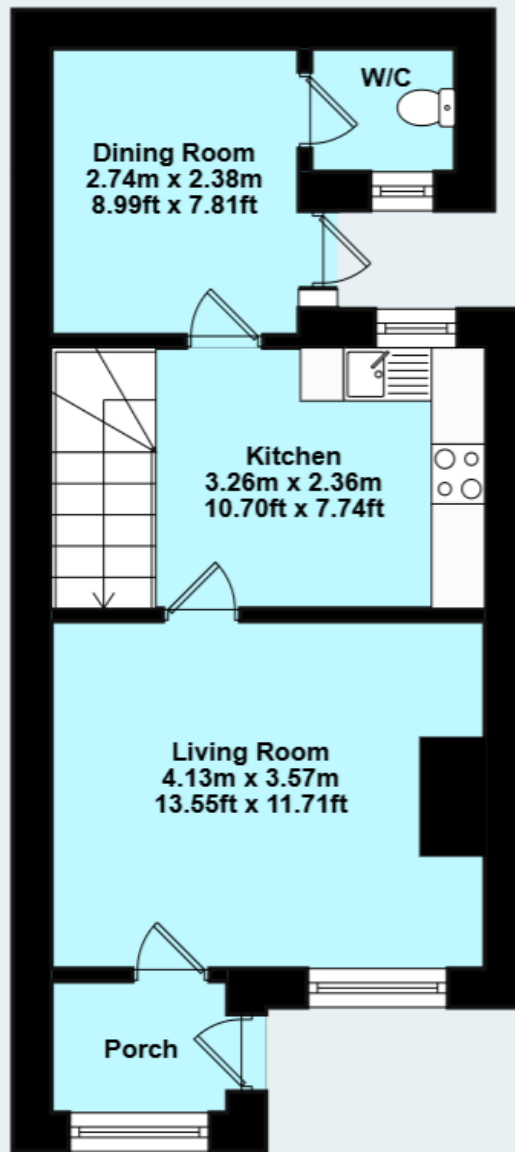
Almyr Terrace,
Watchet, TA23 0DB.
£195,000 Freehold

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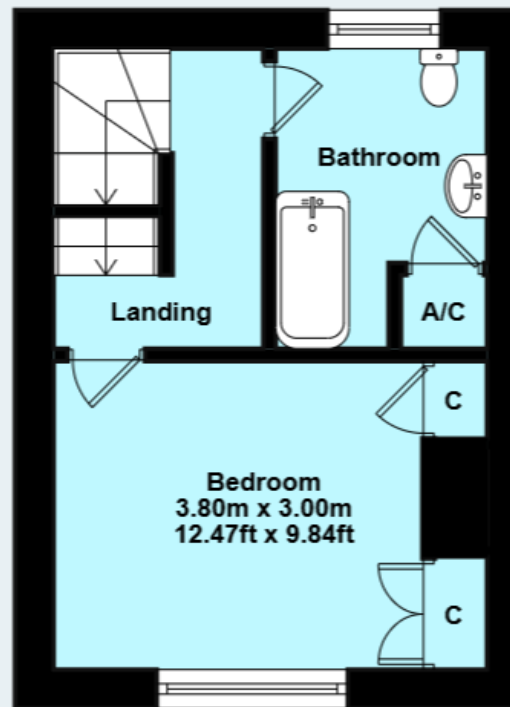
**Wilkie May
& Tuckwood**

Floor Plan

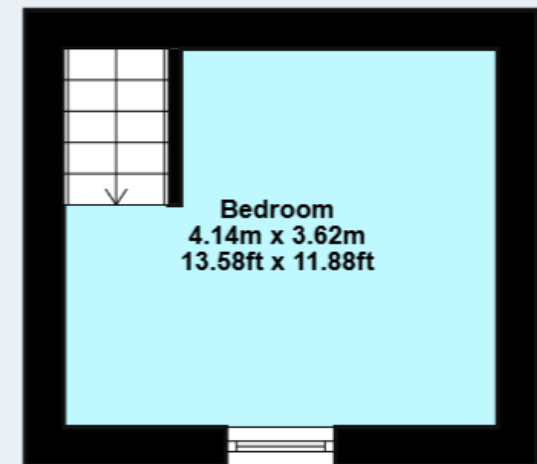
Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA:
68.91sqm (741.74sqft) Approx.

Description

A well presented, two bedroom terraced cottage with sea views, situated in a pleasant location just a short walk from the town centre, Marina and Steam Railway Line.

- Terraced Cottage
- 2 Bedrooms
- 2 Reception Rooms
- Close to Town Centre
- Gas Fired Central Heating

The property comprises a terraced cottage of stone construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property is well presented throughout and has been extended to the ground floor to provide a dining room / ground floor occasional bedroom with WC off.

In brief the accommodation comprises; half glazed uPVC door into Entrance Porch; aspect to front, wood effect laminate flooring. Half glazed wood effect uPVC door into Sitting Room; with aspect to front, living flame gas coal effect fire with tiled surround and hearth, mantelpiece over, built in alcove cupboards, telephone point. Wooden door into Kitchen; with aspect to rear, tile effect flooring, a range of cupboards and drawers under a wood effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, fitted eye level electric double oven, four ring gas hob and extractor fan over, space for tall fridge freezer, space and plumbing for washing machine, under stairs storage cupboard. Wooden door into Dining Room/Occasional Bedroom; door to rear courtyard, door into Downstairs WC; with low level WC, aspect to side. Stairs to first floor landing; part glazed door into Bedroom 1; aspect to front, distant sea view, built in wardrobes housing the Vaillant boiler. Bathroom; aspect to rear, panelled bath with tiled surround, low level WC, wash basin inset into vanity unit with tiled splashbacks, airing cupboard with modern foam lagged cylinder, with immersion switch, towel rail. Door from landing to second floor Bedroom 2; with hatch to roof space, Dorma window with far reaching views of the Bristol Channel to the Welsh Coast Line.

OUTSIDE: The property has a small front garden enclosed by a stone wall and fencing laid to paving for ease of maintenance.





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 nearby street parking but no allocated parking.

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 December 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.