



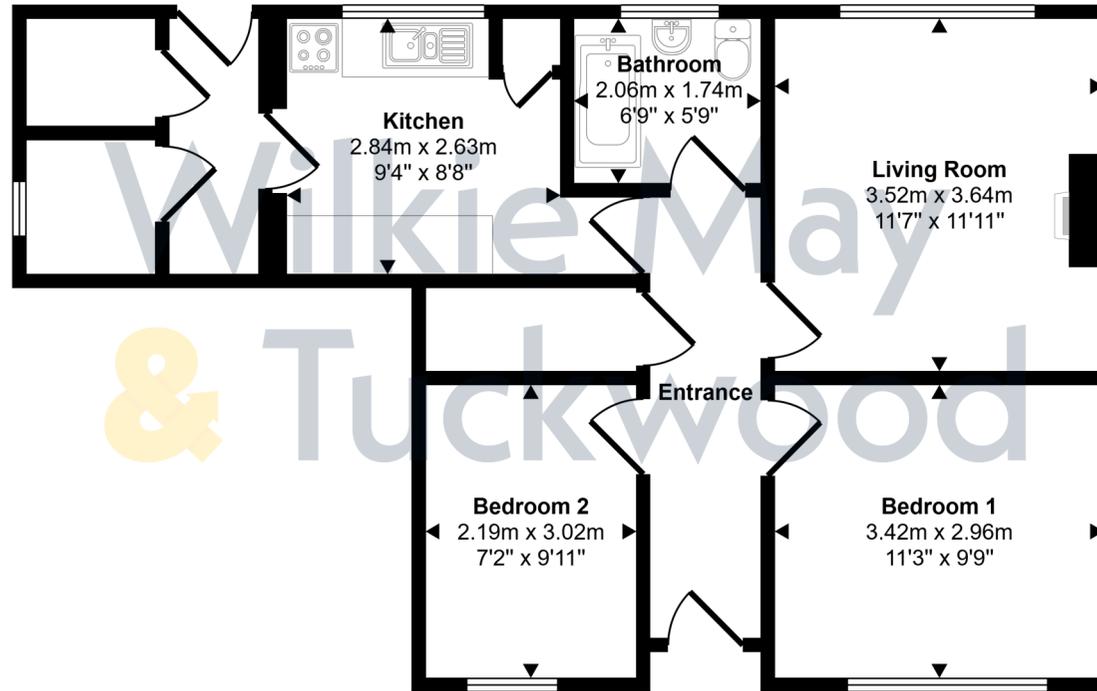
**Culvercliffe Road**  
Watchet, TA23 0EW.  
£159,950 Freehold

			
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**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
59 sq m / 632 sq ft



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 well presented two bedroom ground floor flat, situated in a convenient position with gas central heating and south facing garden.

- Ground Floor Flat
- 2 Bedrooms
- Well Presented Throughout
- Garden
- Gas Central Heating

The property comprises a ground floor purpose built flat, situated in a convenient position, situated within easy walking distance of local amenities, the first school and bowling club. The flat has full uPVC double glazing, gas central heating, an enclosed south facing garden and would make an ideal first time purchase or rental investment.

The accommodation in brief comprises; New part glazed composite door into Entrance Hall; with large understairs storage cupboard. Living Room; with aspect to rear, overlooking the garden. Kitchen; with aspect to rear, with a range of re-covered cupboards and drawers, under a wood effect rolled edge worktop, with tiled splashbacks, stainless steel sink and drainer, space for electric oven (gas point also available), space and plumbing for washing machine, cupboard housing Ideal combi boiler for central heating and hot water. Bedroom One; with aspect to front. Bedroom Two; with aspect to front. Bathroom; with tiled floor and part tiled walls, white suite comprising panelled bath, electric Mira sport shower over, low level WC, wash basin. From the kitchen leading out to the rear hall there is space for a tall fridge/freezer. A door into the first outhouse has power and lighting and storage shelving and the second for further storage.



**OUTSIDE:** To the rear of the flat there is a south facing garden, which has gated pedestrian access and enjoys a good degree of privacy and is laid to patio slabs, and artificial grass for ease of maintenance. The front garden is laid to gravel.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Leasehold 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 no 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 April 2025. 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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