Ramon Avenue
Watchet, Somerset. TA23 0EJ.

Price: £189,950

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold, by private treaty with vacant possession on completion.

Services: Mains water, mains electricity, mains drainage.

Council Tax: B

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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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 February 2017.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate. While we endeavour to make our sales particulars 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.
ACCOMMODATION [All measurements are approximate],

Entrance Porch, Entrance Hall, Sitting Room, Kitchen, Dining Room

Stairs to first floor

Bedroom 1, Bedroom 2, Bedroom 3, Family Bathroom

2 x Stores

Gardens

DESCRIPTION: The property comprises a semi-detached 1950’s family home of brick construction under a tiled roof with the benefit of uPVC double glazing and night storage heating. (We understand there is gas in the road serving the neighbouring properties). The house is coming to the market for only the second time since its construction and is in need of cosmetic modernisation benefiting from off road parking for 2/3 vehicles and a larger than average garden.

The accommodation in brief comprises: uPVC double glazed porch, uPVC double glazed door into Entrance Hall; telephone point, night storage heater. Sitting Room; with aspect to front, night storage heater, open fireplace with tiled surround and tiled hearth, TV point. Kitchen; with aspect to rear, basic range of fitted cupboards and drawers, inset stainless steel sink and double drainer, tiled splashback, space for electric cooker, space and plumbing for washing machine, walk in pantry. Dining Room; with door to sitting room, night storage heater, sliding uPVC patio doors to garden. Door from Kitchen to side Lobby; with uPVC solid door to the front and rear, door into Store with power points. Door into Store/Workshop; with window with aspect to rear, power points. Stairs to first floor landing from hallway; hatch to roof space, loft ladder, overhead storage cupboard, airing cupboard housing copper cylinder and jacket, immersion switch and wood slat shelving over. Bedroom 1; aspect to rear, 2 x built in cupboards. Bedroom 2; aspect to front, built in cupboard. Bedroom 3; aspect to front, built in cupboard over bulkhead of stairs. Family Bathroom; tiled walls, shower cubicle with electric Mira Jump shower over, pedestal wash basin, low level WC, wall heater.

OUTSIDE: To the front of the property the house has off road parking via a concrete driveway for 2/3 vehicles with adjacent small lawn and to the rear there is a good sized garden which has a large patio/seating area with the remains of the original greenhouse base and remainder of the garden laid to lawn offering ample room to extend subject of course to any necessary planning consents.

DIRECTIONS: From our office in Swain Street proceed up to the Railway Bridge and turn left onto Brendon Road, which becomes South Road, and then leads into Doniford Road. Take the first right hand turn into Liddymore Road and then your second left hand turn in Roman Way and then right into Ramon Avenue where the property can be identified by our For Sale sign.

LOCATION: Situated in the ancient harbour town of Watchet, boasting a colourful maritime history dating back over two thousand years. Nestled between Exmoor National Park and the Quantock Hills it is hard to believe that the M5 is only half an hour away, with Bristol and its international airport easily commutable. 21st Century Watchet still holds all the charm from long ago while offering the amenities essential to modern living including; a post office, opticians, hairdressers, convenience stores and a host of quirky antique, gift and art shops as well as a popular deli, three cafes, a number of pubs, bed and breakfasts, two museums, butchers, junior school, and a doctor’s surgery, the town certainly has a great deal to offer anyone wishing to make their home here. The coastline and Watchet Harbour Marina, are notable attractions of the area. For steam enthusiasts, The West Somerset Railway runs regularly throughout the year connecting Bishops Lydeard and Minehead with Watchet and all local stations on route.

A spacious three bedroom semi-detached family home with large gardens, off road parking and No Onward Chain.