



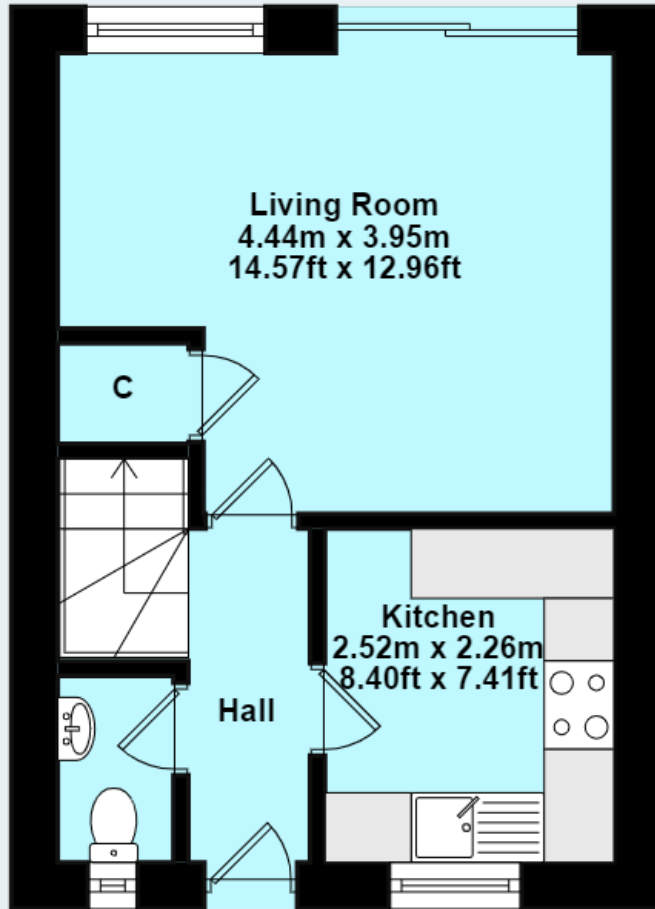
Mariners Way,
Watchet, TA23 0EZ
£220,000 Freehold

			
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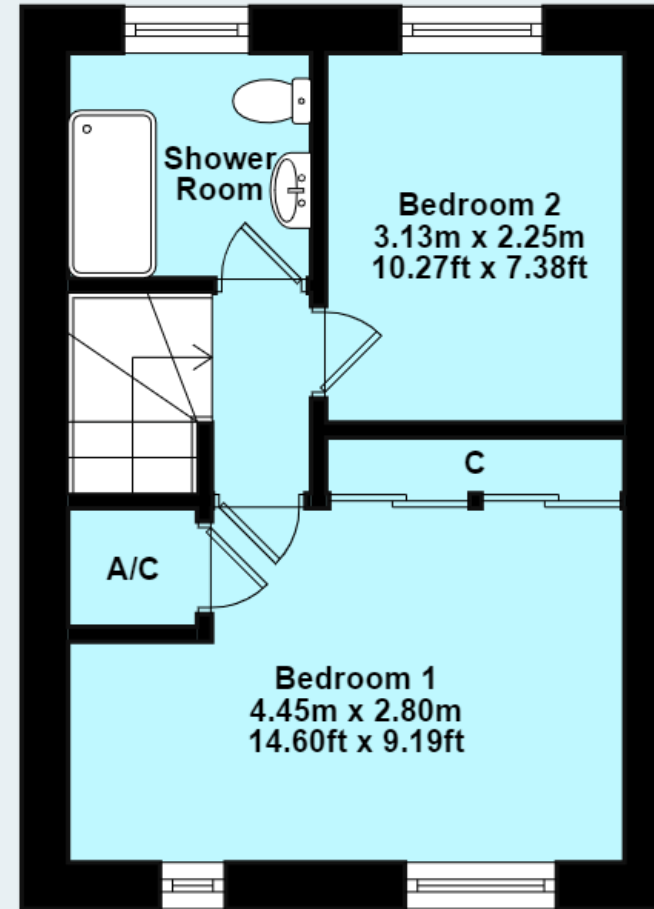
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:
56.28sqm (605.79sqft) Approx.

Description

A well presented semi detached two bedroom house with off road parking, good sized garden and modern shower room.

- Semi Detached
- 2 Bedrooms
- New Shower Room
- Off Road Parking
- Good Sized Garden

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a semi detached house of traditional brick and block construction under a heavy tiled roof with the benefit of full uPVC double glazing and gas central heating. The house is well presented throughout and has a good sized garden, off road parking for 2 cars, and the benefit of a modern shower room. Ideally suiting first time buyers and investors, viewings are strongly advised by the sole agents.

Part glazed composite door into Entrance Hall. Door into Downstairs WC; low level WC, wash hand basin with tiled splashback. Door into Kitchen; with aspect to front, range of fitted kitchen cupboards and drawers under a granite effect rolled edge worktop with inset 1 ½ bowl sink and drainer, mixer tap over, tiled splashback, fitted electric oven, four ring gas hob and extractor fan over, space and plumbing for washing machine, space for tall fridge-freezer, cupboard housing Vaillant boiler for central heating and hot water. Door into Living Room; with aspect to rear, good sized cupboard under the stairs, patio doors leading to the enclosed rear garden, TV point, telephone point. Stairs to first floor Landing; with hatch to roof space. Bedroom 1; aspect to front, built in airing cupboard over stairs with modern tank and fitted range of wardrobes with sliding doors. Bedroom 2; aspect to rear with far reaching views to The Bristol Channel. Shower Room; recently modernised with large low level shower cubicle, multipanel surround, thermostatic mixer shower over, low level WC, wash basin with double cupboard under, heated towel rail.

Outside; To the front of the property there is a tarmac driveway affording off road parking for two vehicles and a paved pedestrian pathway leading to the rear garden. The rear garden has a good sized patio area with a single step leading down to the garden laid to lawn with fenced boundaries.





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: B

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 2023. 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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