



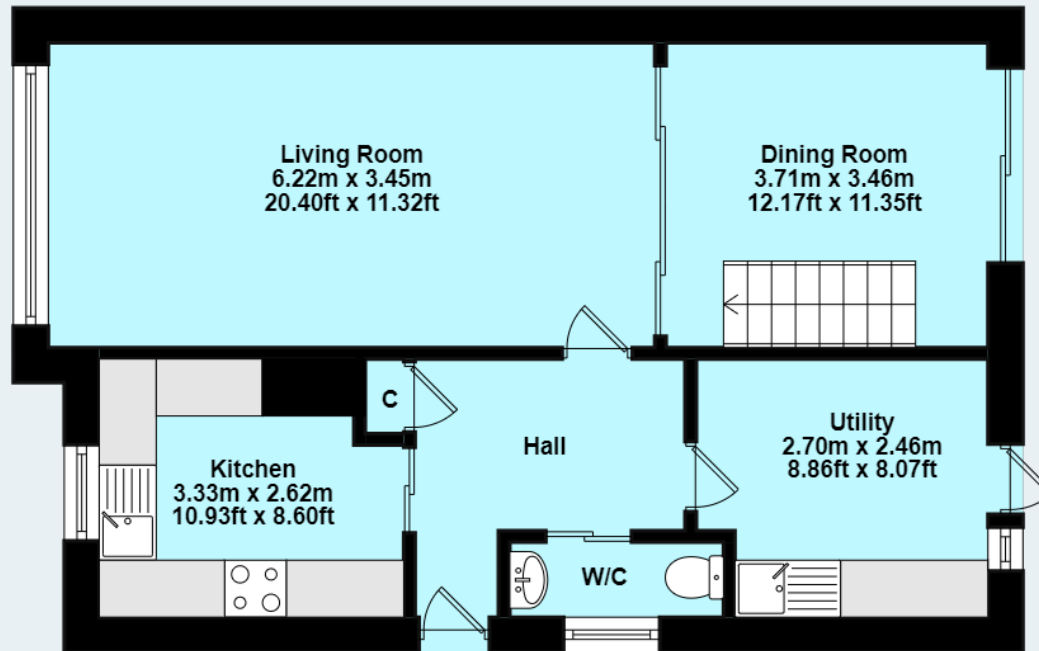
**Greenway,**  
Watchet, TA23 0BP.  
£305,000 Freehold

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<b>3</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

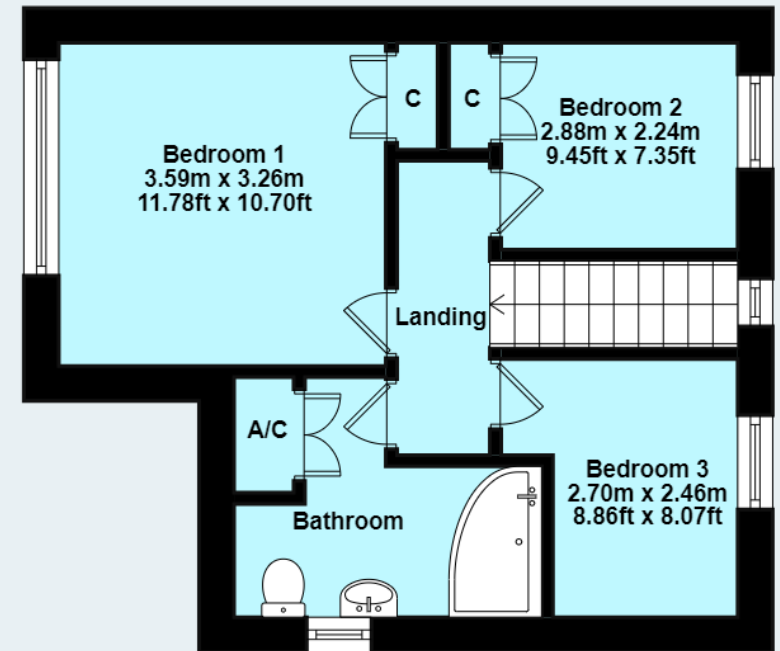
**Wilkie May  
& Tuckwood**

# Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:  
86.39sqm (929.89sqft) Approx.

## Description

An immaculately presented and deceptively spacious three bedroom semi-detached house with garage, far reaching sea views and No Onward Chain.

- Semi-Detached
- 3 Bedrooms
- Immaculate Throughout
- Far Reaching Views
- No Onward Chain

The property comprises a semi-detached house of traditional brick construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The accommodation will be found in immaculate condition throughout and has been the subject of careful refurbishment during the current owner's tenure. The property is available with No Onward Chain and viewings are highly recommended.

The accommodation in brief comprises; obscure glazed uPVC door into spacious Entrance Hall; wood effect flooring, storage cupboard. Downstairs WC; with tiled floor, low level WC, wash basin inset into vanity unit. Kitchen; with aspect to front and far reaching views over The Bristol Channel, to Steep Holm, Flat Holm and the lighthouse, wood effect flooring to match hallway, beech effect kitchen cupboards and drawers under a granite effect rolled edge worktop, matching upstands, tiled splashback, fitted electric oven with four ring hob and extractor fan over, integrated fridge, integrated freezer, integrated dishwasher, 1 ½ bowl stainless steel sink and drainer, mixer tap over. Living Room; with aspect to front, gas coal effect fire with polished stone surround and marble hearth, TV point, views to match the kitchen. Sliding glazed doors into Dining Room; with aspect to rear, sliding patio doors to rear garden. Utility Room; with stable door to rear garden, marble effect rolled edge worktop, stainless steel sink and drainer with double cupboard under, tiled splashbacks, space and plumbing for washing machine, space for tumble dryer, space for further whitegoods if desired.

Stairs to First Floor Landing. Bedroom 1; aspect to front, built in double wardrobe, TV point, far reaching sea views again to The Bristol Channel, the Welsh coastline, the harbour and lighthouse, recessed eaves storage cupboard. Bedroom 2;

aspect to rear. Bedroom 3; aspect to rear with built in small double wardrobe. Family Bathroom; with tiled floor, white suite comprising corner bath with tiled surround, mixer shower attachment over, wash basin inset into vanity unit, low level WC, heated towel rail, boiler cupboard housing a Valliant combi boiler with adjacent wood slat shelving.



**OUTSIDE:** The property benefits from one off road parking space with easy access to the Garage; with up and over door, power and lighting. The rear gardens are carefully terraced and enjoy a spacious L-shaped patio/seating area with the remainder of the garden planted to established low maintenance shrubs with a generous AstroTurf lawn area and a final terrace with decking platform taking in the fantastic views to the Quantock Hills and surrounding sea views.



#### 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](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)

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

<sup>8</sup>. 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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