



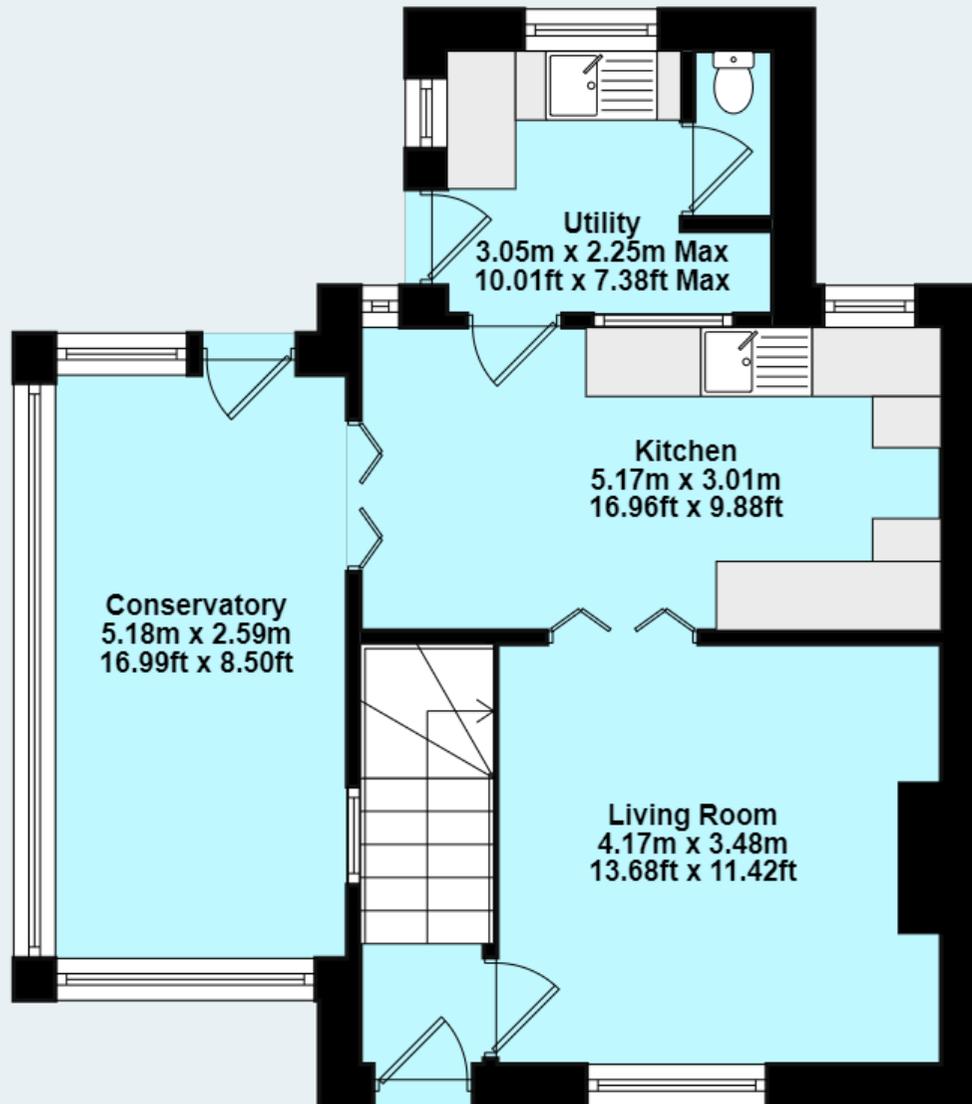
Wyndham Road,
Watchet, TA23 0EA
£235,000 Freehold

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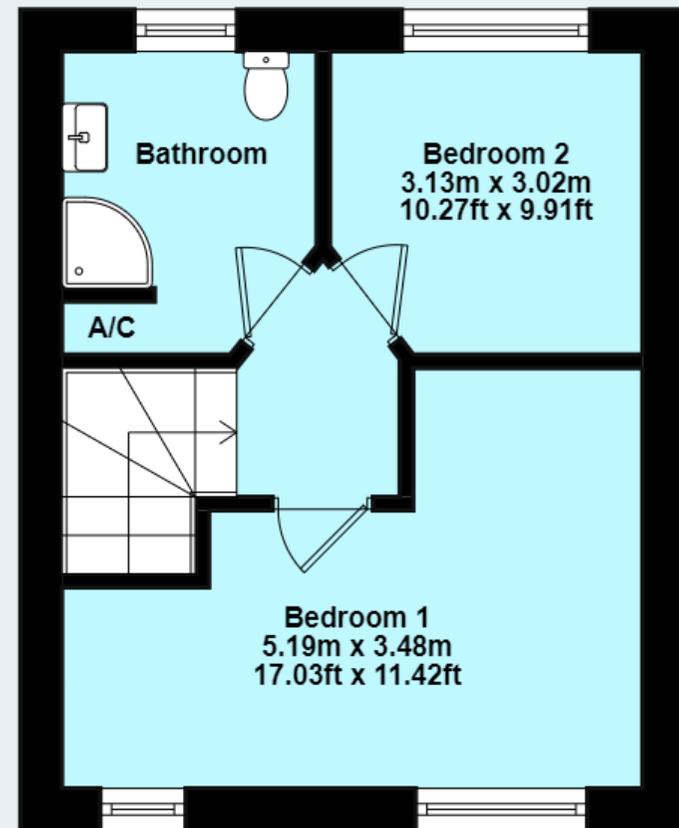
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



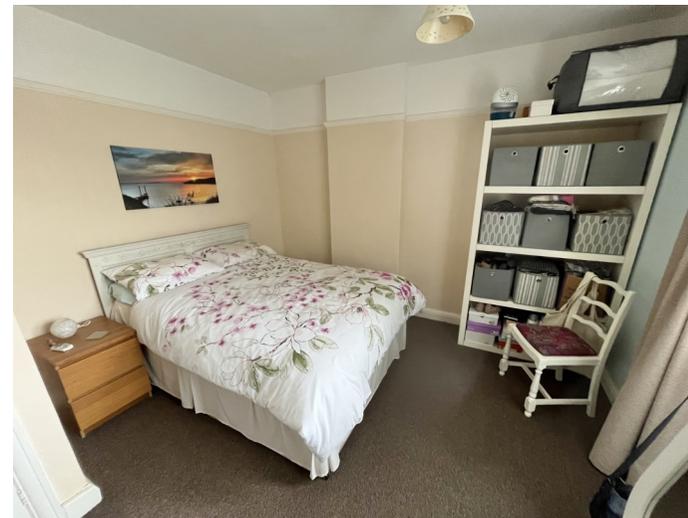
Description

A spacious two bedroom end of terrace house situated in a convenient location with room to extend and No Onward Chain.

- End of Terrace
- 2 Bedrooms
- Off Road Parking
- Generous Corner Plot
- No Onward Chain

The property comprises an end of terrace house (one of three) of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating situated on the generous corner plot with No Onward Chain.

THE ACCOMMODATION COMPRISES IN BRIEF: uPVC glazed door into Entrance Hall; door into Sitting Room; with aspect to front, feature open fireplace with polished stone surround and wooden mantel piece over, telephone point, folding doors into Kitchen/Dining Room; with aspect to rear, wood effect laminate flooring, white cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, space for electric oven with extractor hood over, tiled splashback, ample room for dining table, under stairs storage door into Conservatory; fully double glazed with heating and power points, wood effect laminate flooring to match the kitchen, door Utility Room; with a basic range of cupboards under a granite effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, space and plumbing for washing machine, door into Downstairs WC; with low-level WC. Stair to first floor landing from Entrance Hall; with hatch to roof space and ladder. Bedroom One; aspect to front. Bedroom Two; aspect to rear. Shower Room; with corner shower cubicle, tiled surround with an electric Triton shower over, low-level WC, pedestal wash basin, heated towel rail, linen cupboard housing Ideal combi boiler for gas central heating and hot water.



OUTSIDE: The property sits in a generous corner plot with off-road parking for two/three vehicles with an adjacent level lawn garden with established planted borders. The rear garden is laid to concrete pathways and a small lawned garden with pedestrian gated rear access.



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

Parking: There is plenty of 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.gov.uk/en-gb/broadband-coverage

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 March 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.



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