

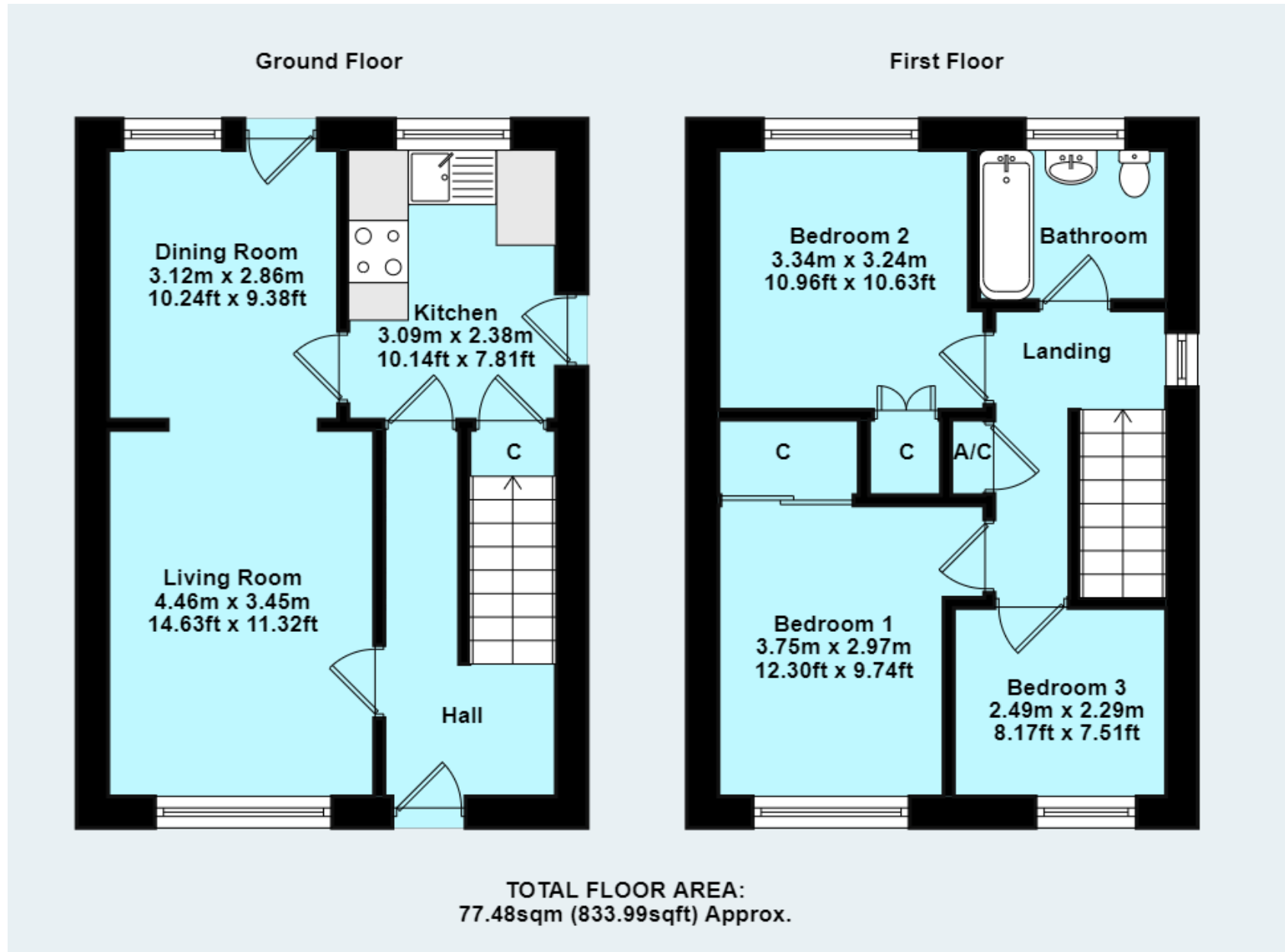


Bay View,
Watchet, TA23 0EY.
£265,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A three bedroom semi-detached family home situated in a sought after cul-de-sac with garage, ample parking and No Onward Chain.

- Semi-Detached
- 3 Bedrooms
- Garage
- Off Road Parking
- No Onward Chain

The property comprises a semi-detached house of traditional brick and block construction under a tiled roof with the benefit of timber framed double glazing and gas fired central heating. The property is in need of basic cosmetic improvement and is available with No Onward Chain.

The accommodation in brief comprises; part glazed wooden door into Entrance Hall; telephone point, understairs storage cupboard. Living Room; with aspect to front and TV point. Archway into Dining Room; with aspect to rear and glazed door to rear garden. Door into Kitchen; with aspect to rear, a range of white cupboards and drawers under a wood effect rolled edge worktop with inset sink and drainer, mixer tap over, tiled splashbacks, wall mounted Worcester boiler for central heating and hot water, fitted electric oven and with four ring hob over, space and plumbing for washing machine, space for tall fridge-freezer, recessed pantry cupboard. Stairs to First Floor Landing; with hatch to roof space, airing cupboard housing foam lagged cylinder for hot water with immersion. Bedroom 1; aspect to rear, built in double wardrobe. Bedroom 2; aspect to front, built in wardrobe with full height mirrored sliding doors. Bedroom 3; aspect to front. Bathroom; white suite comprising panelled bath with thermostatic mixer shower over, low level WC, pedestal wash basin, shaver point.

OUTSIDE: There is a good sized tarmacadam driveway affording off road parking for 2-3 vehicles leading to the Garage; with up and over door, personal door to garden, power, lighting, a storage loft and fitted cupboards with worktop over. The rear garden enjoys a good degree of privacy and is L-shaped and laid to paving and chippings for low maintenance. To the front there is a further piece of garden laid to lawn.





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 for 2-3 vehicles 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

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

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

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 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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