

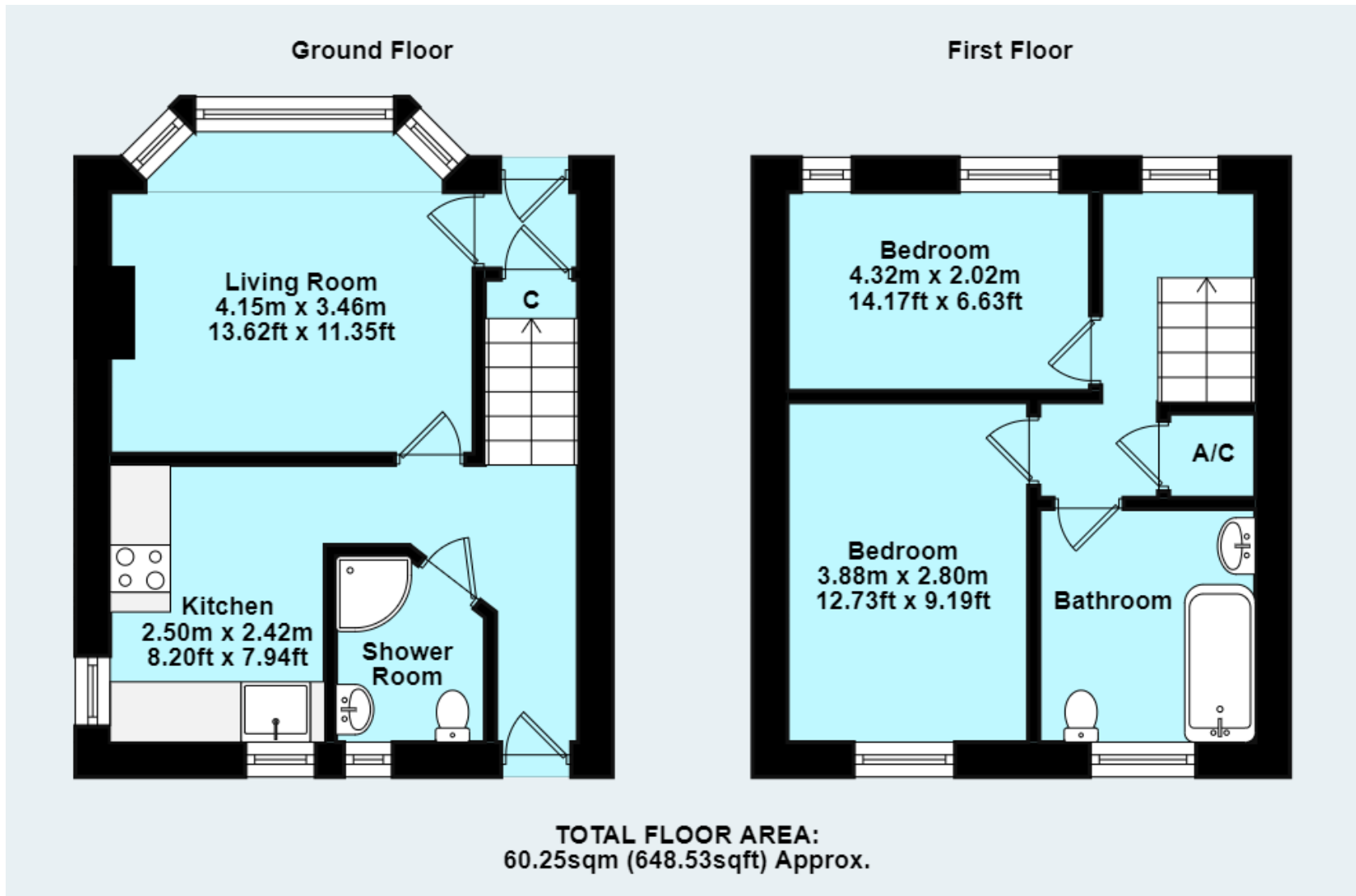


**Whitehall,**  
 Watchet, TA23 0BD.  
 £225,000 Freehold

			
2	1	2	EPC

**Wilkie May  
 & Tuckwood**

# Floor Plan



# Description

A well presented and spacious two bedroom terraced house with a 100ft long garden, off road parking, and No Onward Chain.

- Terraced
- 2 Bedrooms
- Generous Garden
- Off Road Parking
- No Onward Chain

The property comprises a terraced house of traditional brick and stone construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, gas central heating and a large garden situated in a popular location within easy walking distance of the town centre and the popular Mineral Line. The house is well presented throughout and is available with No Onward Chain.

The accommodation in brief comprises; part glazed uPVC door into Entrance Hall; ceramic tiled floor, telephone point, door into Kitchen; with aspect to front, tiled floor, good range of wood effect cupboards and drawers under a granite effect rolled edge worktop with inset sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven, four ring hob and extractor fan over, space and plumbing for washing machine, space for under counter fridge, breakfast bar. Downstairs Shower Room; tiled floor, white suite comprising corner shower cubicle with tiled surrounds, and electric Mira sport shower over, low level WC, wash basin. Living Room; with aspect to rear, bay window, stripped and stained floorboards, gas coal effect fireplace with back boiler for central heating and hot water, built in alcove shelves and cupboards, door to Rear Hall with cupboard under the stairs and door to Garden. Stairs to first floor landing from Entrance Hall. Landing with hatch to roof space. Bedroom 1; aspect to front, stripped and stained wooden flooring. Bedroom 2; aspect to rear. Family Bathroom; with white suite comprising a panelled bath with tiled surround, mixer shower attachment over, low level WC, pedestal wash basin, heated towel rail.

**AGENTS NOTE:** The owners of the property had the house re-roofed in 2023 and that is covered by a 15 year guarantee. They are also happy to include the white goods and curtains and blinds in the sale.



**OUTSIDE:** To the front of the property there is gravelled off road parking space. There is pedestrian side access leading to the rear garden that enjoys a sunny south east facing aspect with immediate patio seating area, and the remainder being level and laid to lawn. Within the garden there is a summerhouse, brick built garden store and a metal storage shed.



#### 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 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)

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 June 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:

<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.