



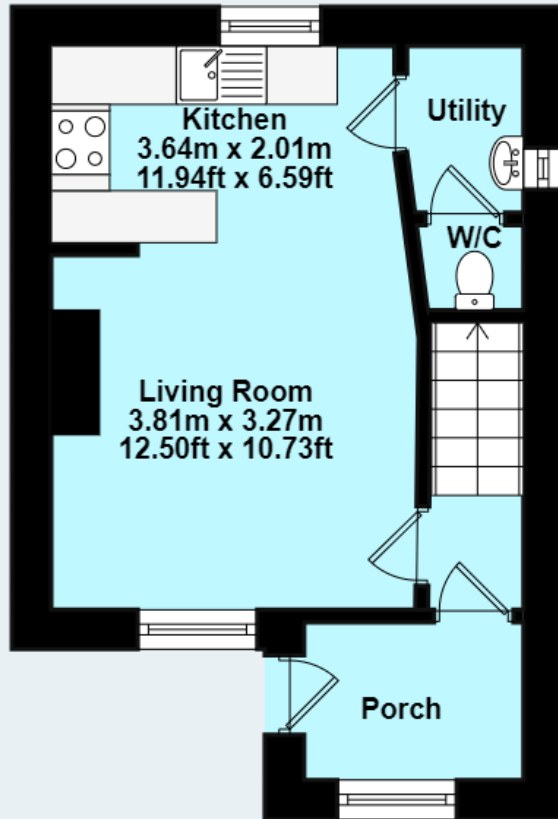
West Street,
Watchet, TA23 0BQ
Guide £250,000

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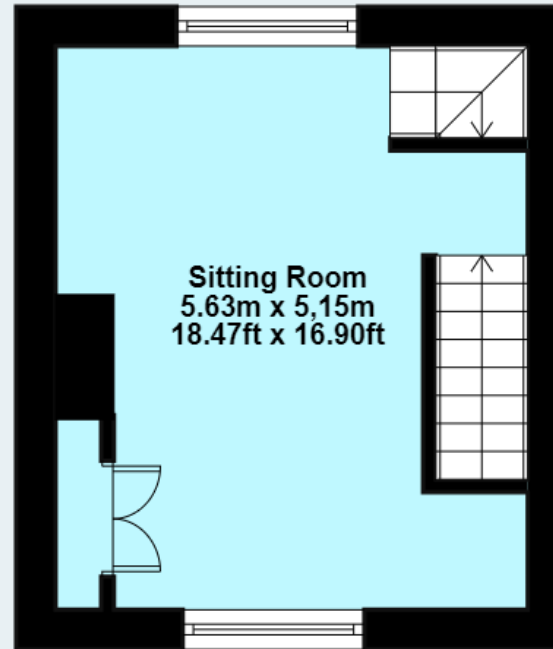
**Wilkie May
& Tuckwood**

Floor Plan

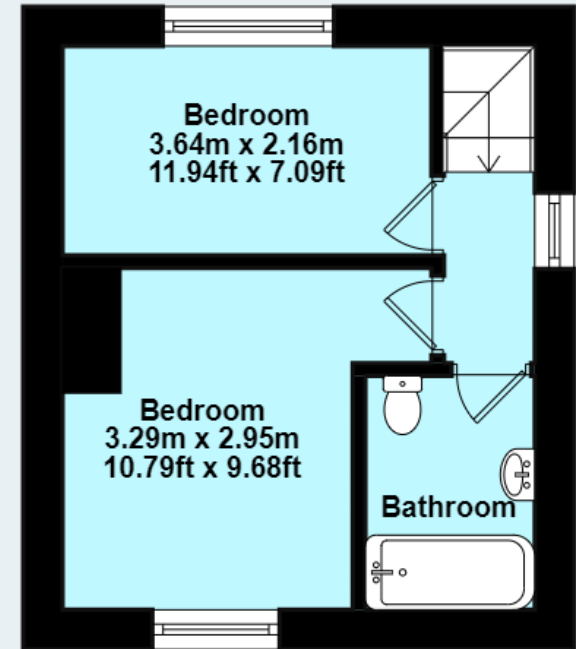
Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA:
78.98sqm (850.13sqft) Approx.

Description

A unique two bedroom end of terrace cottage with views to the Bristol Channel and the Quantock Hills, situated within easy walking distance of the town centre.



- End Of Terrace
- 2 Bedrooms
- Sea And Inland Views
- 2nd Parcel Of Garden
- Off Road Parking/Courtyard

The property comprises an end of terrace cottage of traditional stone construction with rendered elevations under a tiled roof with the benefit of double glazing, gas central heating and a wood burner. This unique property has accommodation arranged over three stories and benefits from a separate parcel of garden with far reaching views over the town towards the Bristol Channel and the Quantock Hills.

The accommodation in brief comprises; Glazed uPVC door into Entrance Porch; tiled floor, part glazed door into Entrance Hall; Door into Kitchen/Dining Room; aspect to front, wood burner inset into chimney breast, with tiled hearth, under stairs storage cupboard. Kitchen; with shaker style cream fitted cupboards and drawers under a granite effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, fitted electric oven with four ring electric hob and extractor fan over, space for fridge/ freezer, Main wall mounted combi boiler for central heating and hot water. Door into Downstairs WC and Utility; with aspect to side, oak flooring, space and plumbing for washing machine, space for tumble dryer, wash basin with tiled splashback, door into Downstairs WC; with low-level WC. Stairs to 1st floor, open plan Living Room with a triple aspect, far reaching views to the Bristol Channel and Welsh coastline, living flame coal effect gas fire inset into chimney breast with tiled surround, built in storage cupboard with sliding doors, under stairs storage cupboard. Stairs to 2nd floor, landing with aspect side, again with far reaching sea views. Bedroom One; with aspect to front, exposed floorboards, views to the Quantock Hills, Velux window. Bedroom Two; with aspect to rear, exposed floorboards. Bathroom; with heritage style white suite, comprising panelled bath with tiled surround and thermostatic mixer shower over, low-level WC with overhead cistern, pedestal wash basin with tiled splashback.



OUTSIDE: The property has a courtyard garden to the front enclosed by a five bar pedestrian gate and wooden screening which could be utilised as an off-road parking space if desired. There is a further piece of garden ground just a short walk away situated an elevated position with outstanding views over the town and scope for design and improvement.



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, Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: B

Parking: There is off road parking at this property if the front courtyard is used.

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 July 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.