

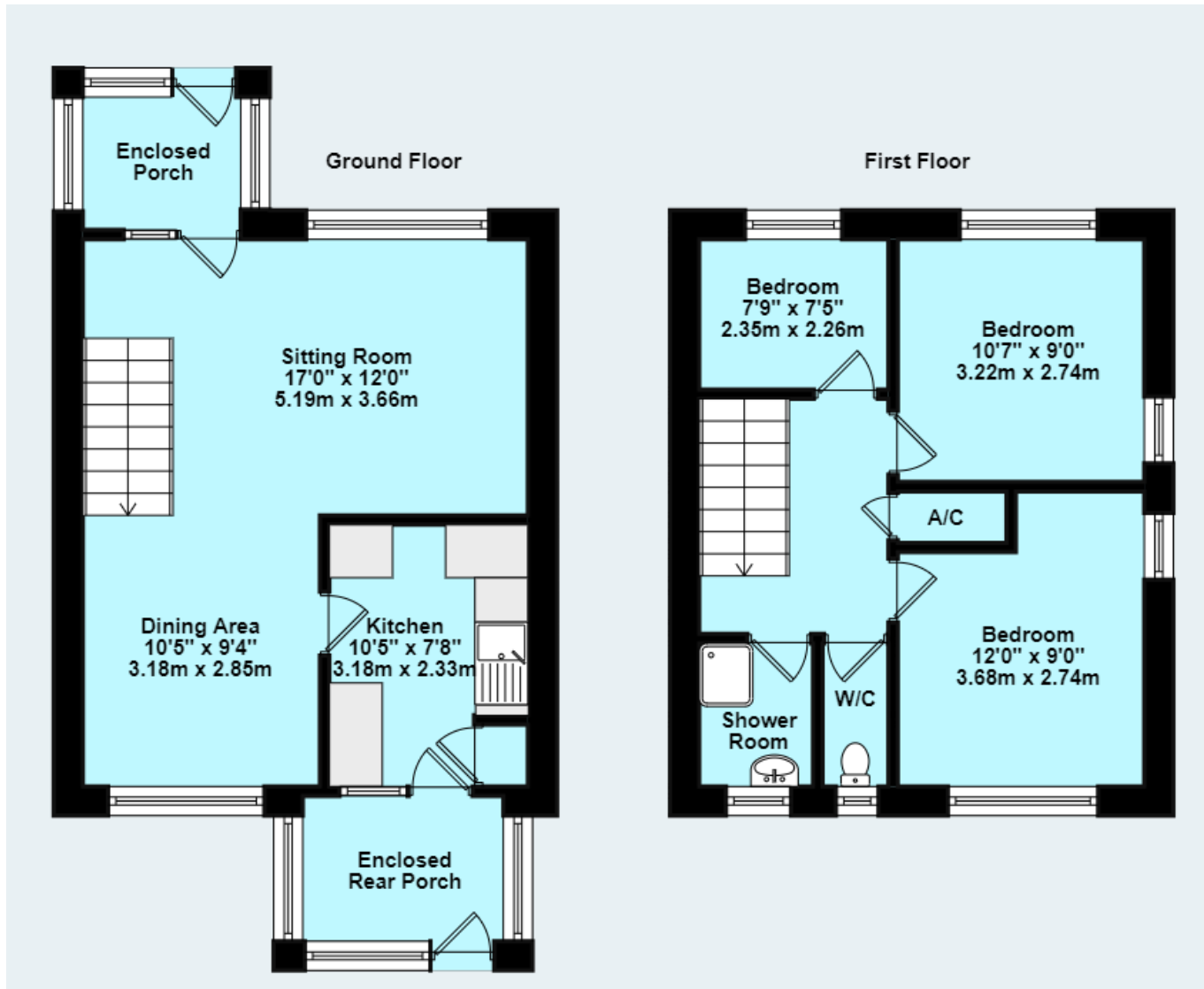


**West Street,**  
Watchet, TA23 0BG  
£232,500 Freehold

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

**Wilkie May  
& Tuckwood**

# Floor Plan



# Description

A good sized three bedroom end of terrace family home, situated in a prime location, with Garage, Gardens and No Onward Chain

- End Of Terrace
- 3 Bedrooms
- Garage & Parking
- Prime Location
- No Onward Chain

The property comprises an end of terrace family home of traditional brick construction with part rendered elevations under a tiled roof with the benefit of full uPVC double glazing, electric night storage heating, a Garage and Parking Space (Please note there is gas to the property serving a gas fire). The house has been in the same ownership since its construction some 60 years ago, and would now benefit from modernisation.

The accommodation in brief comprises; uPVC double glazed Entrance Porch; glazed door into Living Room/Dining Room; with double aspect, gas living flame coal effect wall mounted fire, door into Kitchen; aspect to rear; with a basic range of kitchen cupboards and drawers under a wood effect rolled edge worktop with inset sink and drainer, mixer tap over, space and plumbing for washing machine, space for electric cooker, space for tall fridge/freezer, pantry cupboard, door into uPVC Rear Porch. Stairs to the first floor landing; with airing cupboard housing modern cylinder with electric immersion switch, and wood slat shelving over. Bedroom 1; aspect to rear. Bedroom 2; double aspect with distant views. Bedroom 3; aspect to front. Shower Room; with shower cubicle and electric shower over, pedestal wash basin. Separate WC; with low level WC.



**OUTSIDE:** To the front of the property there is a small garden laid to low level plants and shrubs. To the rear of the property, the house has an enclosed fenced garden laid to paving's and chippings for ease of maintenance with a pedestrian gate leading to the single Garage with up and over door and parking space in front.



#### 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 a Garage and 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

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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.



**Tel: 01984 634793**  
35 Swain Street, Watchet, Somerset, TA23 0AE

