

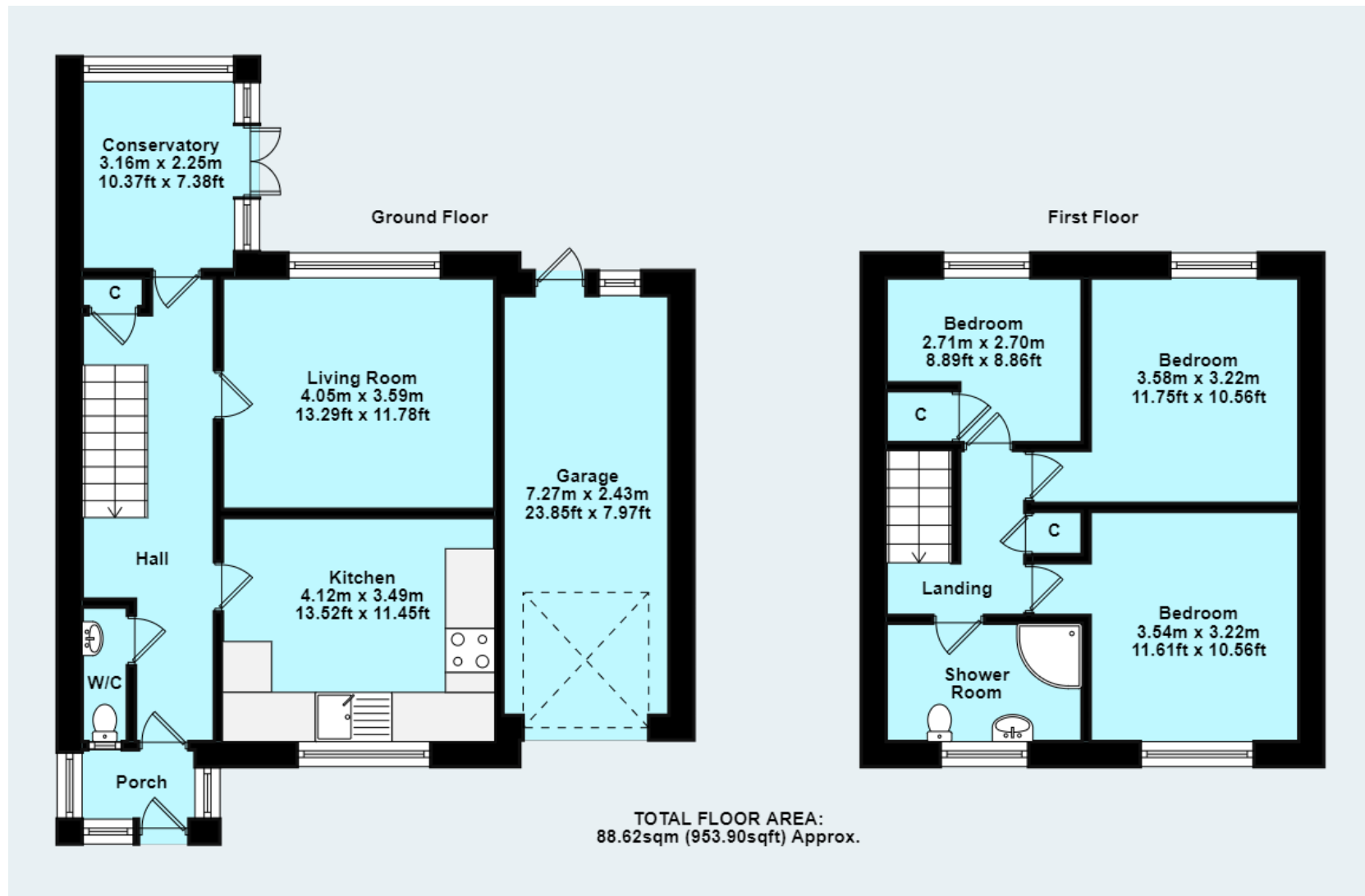


Kingsland,
Watchet, TA23 0UE.
£235,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A spacious three bedroom end of terrace family home with off road parking, a Garage and No Onward Chain.

- End Of Terrace
- 3 Bedrooms
- Conservatory
- Garage
- No Onward Chain

The property comprises an end of terrace house of traditional brick and block construction under a tiled roof, with the benefit of full uPVC double glazing, gas central heating, an enclosed rear garden, off road parking, and a Garage, situated in a convenient position close to the first school and nearby amenities.

The accommodation in brief comprises; double glazed Entrance Porch, quarry tiled floor, part glazed uPVC door into Entrance Hall; wood laminate flooring, storage cupboard, telephone point. Downstairs WC; with a tiled floor, low-level WC, wash basin, tiled splashback. Kitchen/ Dining room; with an aspect to the front, tiled floor, a good range of wooden cupboards and drawers under a rolled edged worktop with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer, mixer tap over, fitted electric hob, fitted eye level double oven, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for tall fridge/freezer, wall mounted Glow Worm combi boiler for central heating and hot water, space for dining table. Living room; aspect to rear, living flame coal effect gas fire. Conservatory; with double glazed UPVC windows, power point, electric panel heater, patio doors to the rear garden. Stairs to 1st floor landing; landing with hatch to roof space, linen cupboard. Bedroom One; with aspect to the front. Bedroom Two; with aspect to the rear. Bedroom Three; with aspect to rear, built in storage cupboard. Shower Room; with shower cubicle and tiled surround, Triton electric shower over, low-level WC, pedestal wash basin, heated towel rail.



OUTSIDE: The property has a small enclosed front garden with adjacent driveway affording off-road parking for one vehicle, leading to the Garage with up and over door, power and lighting and personal door to the rear garden. The rear garden is laid to lawn and fully enclosed enjoying a south facing aspect.



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 and a Garage.

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.