

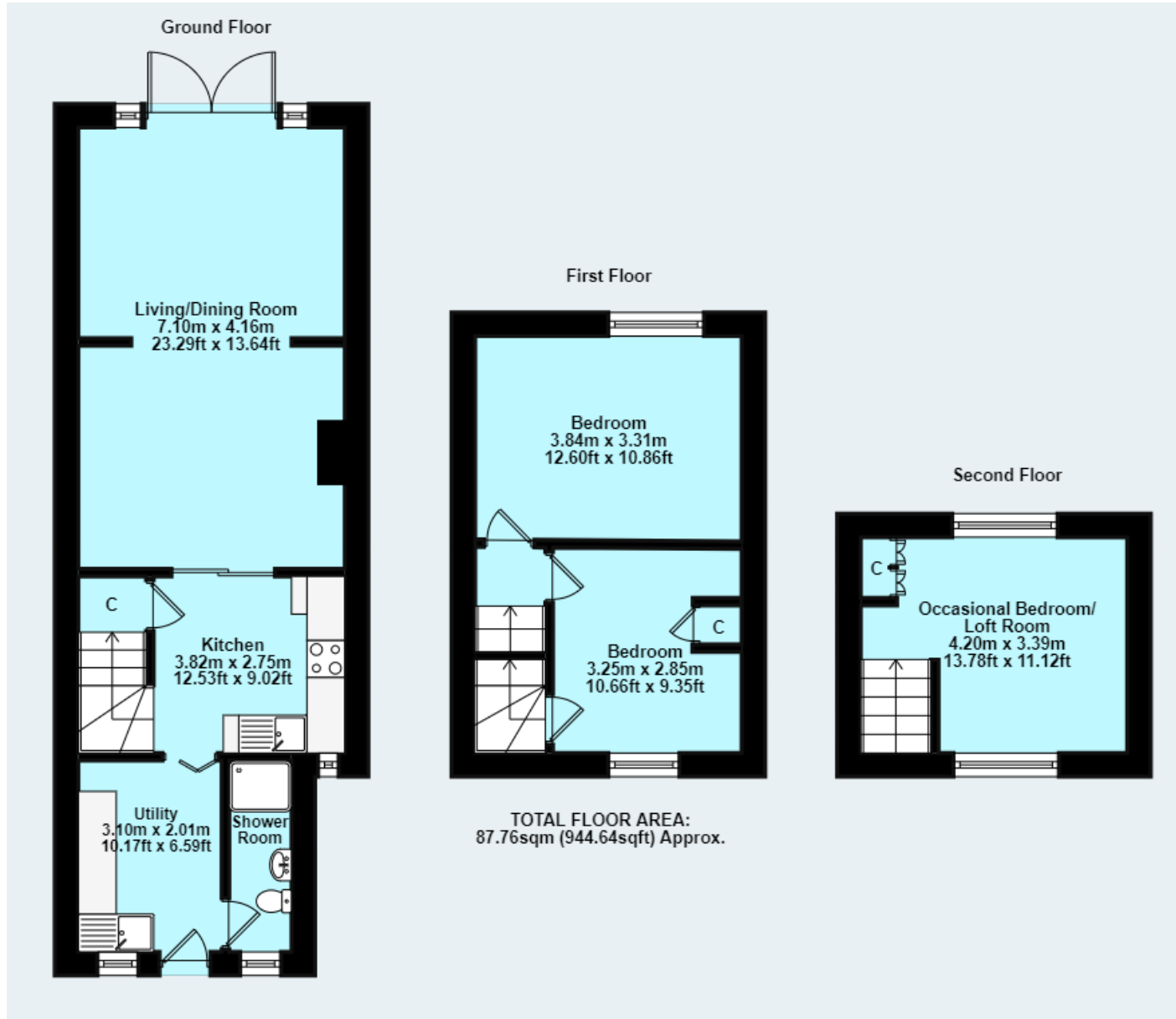


Causeway Terrace,
Watchet, TA23 0HP.
£225,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

An extended two bedroom terraced cottage with a Garage, and views to the Bristol Channel and Quantock Hills. No Onward Chain.

- Terraced
- 2 Bedrooms
- Garage & Gardens
- Far Reaching Views
- No Onward Chain

The property comprises an extended terraced cottage with rendered elevations under a tiled roof with the benefit of uPVC double glazing and gas central heating, situated in a popular location, that provides spacious accommodation over three floors. The accommodation is in need of cosmetic modernisation and there are views from the front to the Bristol Channel and from the rear to the Quantock Hills. No Onward Chain

The accommodation in brief comprises; part glazed uPVC door into Utility Room; aspect to front, range of wooden fronted cupboards under a granite effect rolled worktop with inset stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer and undercounter fridge, cupboard housing iDEAL combi boiler for central heating and hot water, door into Ground Floor Shower Room; with a tiled floor, aspect to front, white suite comprising shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail. Kitchen; with a good range of white coloured cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl sink and drainer, mixer tap over, tiled splashbacks, space for gas oven with extractor fan over, cupboard under the stairs. Living Room/Dining Room; aspect to rear, patio doors to rear courtyard, living flame coal effect gas fire inset into chimney breast with reconstructed stone surrounds. Stairs to first floor; Bedroom 1; aspect to rear, excellent range of fitted bedroom furniture. Bedroom 2; aspect to front, built in linen cupboard, with a door leading to the 2nd floor Occasional Bedroom/Loft Room with double aspect enjoying views to the Bristol Channel and to the Quantock Hills.



OUTSIDE: The property has off road parking with a Garage; with up and over door, power and lighting. Behind the Garage is a further garden space 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: B

Parking: There is off road parking and a Garage 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 August 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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