



Whitehall,

Watchet, TA23 0BE

Offers in Excess of £225,000

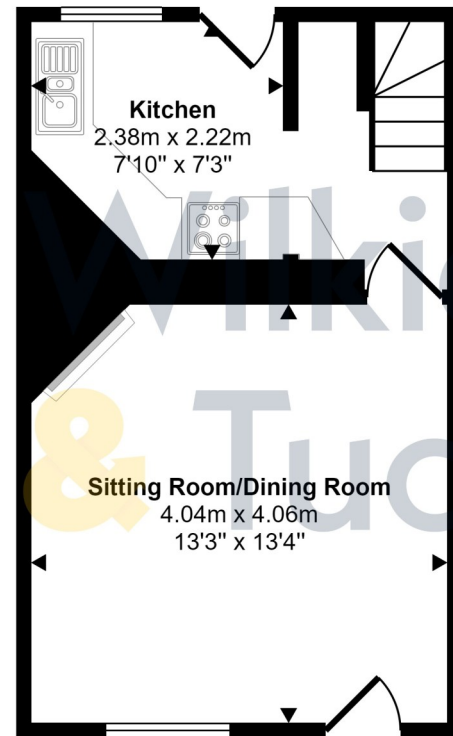
Freehold



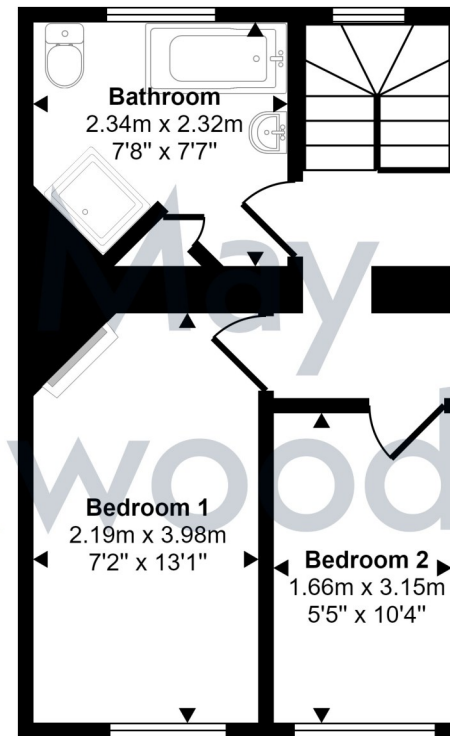
**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
55 sq m / 591 sq ft



Ground Floor
Approx 27 sq m / 295 sq ft



First Floor
Approx 27 sq m / 296 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

An attractive two bedroom semi detached character cottage, with Garage and terraced gardens overlooking the town with No Onward Chain.

- Semi-Detached
- 2 Bedrooms
- Private Gardens
- Far Reaching Views
- No Onward Chain

The property comprises a semi detached cottage of traditional stone construction with rendered elevations under a tiled roof, that has electric night storage heating supported by a woodburner. The cottage is centrally situated, within easy walking distance of the town's amenities and the Marina, and has the rare and added benefit of having a Garage and lovely terraced gardens that enjoy views over the surrounding rooftops.

The accommodation in brief comprises; Glazed wooden front door with stained glass insets into Sitting Room/Dining Room; aspect to front, fireplace with inset coloured wood burner with reclaimed brick surrounds, slate hearth and mantel piece over, wooden floorboards, door into Rear Hall; with painted tiled floor and space under the stairs for a three quarter height fridge freezer. Kitchen; with aspect to rear, range of cream fitted cupboards and drawers under a solid oak worktop with tiled splash backs, inset one and a half bowl stainless steel sink and drainer, mixer tap over, space for electric oven, space and plumbing for a slimline dishwasher, glazed door to rear courtyard with outbuilding providing space and plumbing for a washing machine. Stairs to first floor landing; hatch to roof space. Bedroom 1; aspect to front, varnished wooden floorboards, feature open cast iron fireplace with slate hearth. Bedroom 2; aspect to front, varnished wooden floorboards. Family Bathroom; aspect to rear, four piece coloured suite comprising panelled bath with mixer shower attachment over, low level WC, pedestal wash basin, shower cubicle with tiled surround and thermostatic mixer shower over, airing cupboard with hot water cylinder, wood slat shelving over and immersion switch.



OUTSIDE: The property benefits from one off road parking space in front of the Garage which has an up and over door. The gardens wrap around the cottage and enjoy a good degree of privacy. Arranged over two levels accessed by a recently renewed steel staircase, the first area is courtyard style with a shed, and the second area is behind the cottage and has views over the town, laid to vegetable beds and lawn.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage

Local Authority: Somerset 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 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.



Tel: 01984 634793

35 Swain Street, Watchet, Somerset, TA23 0AE

