



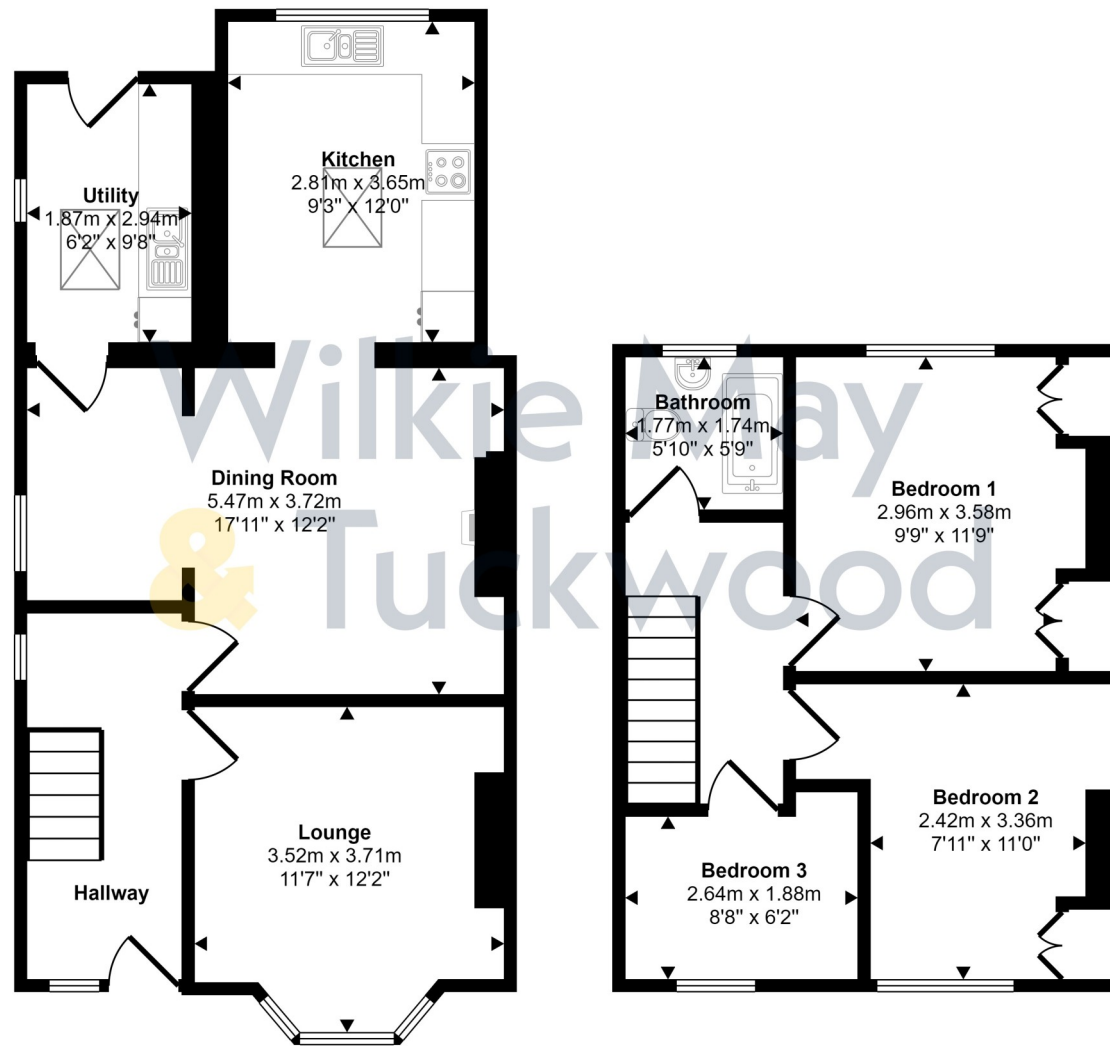
Doniford Road,
Watchet, TA23 0TE
£270,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
97 sq m / 1045 sq ft



Ground Floor
Approx 57 sq m / 618 sq ft

First Floor
Approx 40 sq m / 427 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 extended semi detached family home backing onto the Memorial Ground with gas central heating, off road parking and No Onward Chain.

- Semi-Detached
- 3 Bedrooms
- Off Road Parking
- Views Over The Memorial Ground
- No Onward Chain

The The property comprises a semi-detached family home of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The house has extended and spacious ground floor accommodation, with views over the Memorial Ground, to the Bristol Channel and taking in the West Somerset Steam Railway Line.

The accommodation in brief comprises; part glazed door into Entrance Hall; under stairs storage cupboard. Sitting Room; with bay window, aspect to front. Dining Room; with gas fire inset into chimney breast, aspect to side, squared archway into the Kitchen; with aspect to rear, good range of wooden cupboards and drawers under a granite effect rolled edge worktop, inset one and half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, breakfast bar, space for tall fridge freezer, space for an electric oven with extractor hood over, views over the Memorial Ground. Utility Room; tiled floor, door to the rear garden, Velux window, wood effect cupboards and drawers under a rolled edge worktop with inset round stainless steel sink and drainer, mixer tap over, space and plumbing for a washing machine, space for a tumble dryer. Stairs to the first floor landing; with hatch to roof space. Bedroom 1; aspect to rear, with a range of fitted wardrobes, with Worcester combi boiler for central heating and hot water. Bedroom 2; aspect to front, range of fitted wardrobes. Bedroom 3; aspect to front. Family Bathroom; with a cream suite comprising with part tiled walls, electric Mira Jump shower over, low level WC, pedestal wash basin.



OUTSIDE: The property has two off road parking space, and an L shaped rear garden with a gate leading on the Memorial Ground and a shed.



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 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 October 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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