



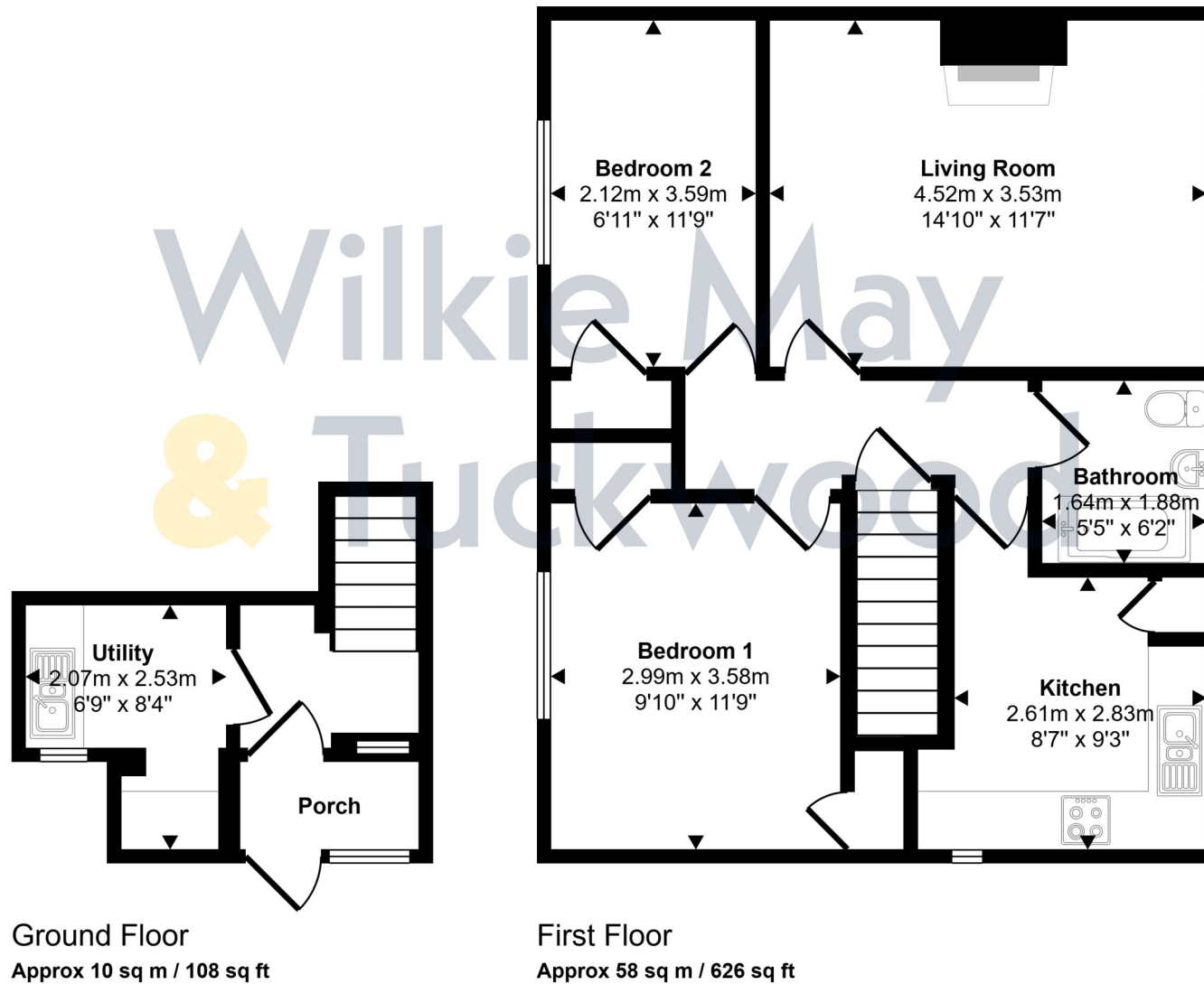
Culvercliffe Road,
Watchet, TA23 0EW.
£165,000 Leasehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
68 sq m / 734 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

A well presented two bedroom first floor purpose built flat with a garden and No Onward Chain.

- Two Bedrooms
- Gas Fired Central Heating
- uPVC Double Glazing
- Garden
- No Onward Chain

The property comprises a first floor flat, built 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 property is well presented throughout, and has its own private garden and is for sale with No Onward Chain.

The accommodation in brief comprises; glazed uPVC door in spacious Entrance Porch. Door into Entrance Hall; part glazed wooden door into Utility Room; with tiled floor, a range of white coloured Kitchen cupboards under a marble effect worktop with an inset stainless-steel sink with tiled splashbacks, space and plumbing for a washing machine. Stairs to First Floor Landing; with stable door, hatch to roof space. Living Room; with aspect to rear, feature fireplace, telephone point. Bedroom 1; aspect to front with two single built in storage wardrobes. Bedroom 2; aspect to front with one single built in wardrobe. Kitchen; with aspect to rear with tiled floor, modern fitted grey coloured kitchen cupboards under a granite effect worktop with fitted electric oven, four ring hob with extractor hood over, space and plumbing for dishwasher, space for tall fridge freezer boiler cupboard housing Ideal Logic combi boiler for central heating and hot water. Bathroom; tiled floor and tiled walls, white suite comprising panelled bath, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: The property benefits from easily maintained fenced rear garden.

TENURE: Leasehold with a remainder of a 125 year lease granted in 2008.





GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold 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: A

Parking: There is no allocated 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

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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.