



Anchor Street,
 Watchet, TA23 0AZ.
 £250,000 Freehold



**Wilkie May
 & Tuckwood**

Floor Plan

Approx Gross Internal Area
87 sq m / 932 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 three bedroom terraced cottage centrally situated in the popular town of Watchet, with double glazing, gas central heating and No Onward Chain.



- Terraced Cottage
- 3 Bedrooms
- Well Presented
- Two Shower Rooms
- No Onward Chain

The property comprises a terraced cottage of stone construction with rendered elevations under a tiled roof with the benefit of gas fired central heating, well presented three bedroom accommodation and No Onward Chain. The cottage is situated in the heart of the popular town of Watchet, within its Conservation Area, enjoying a south facing garden, useful outbuilding and two bathrooms.

The accommodation in brief comprises; Part glazed uPVC door into Entrance Porch; glazed door into Entrance Hall; with engineered wood flooring, under stair storage cupboard, Living Room/Dining Room; double aspect with two cast iron feature fireplaces with slate hearths, oak engineered flooring, recessed alcove storage. Kitchen; with aspect to side, quarried tiled floor, basic range of white cupboards and drawers under a solid wood worktop with tiled splashbacks, pantry cupboard, space for gas cooker, space for under counter fridge, squared archway to Rear Hall; with quarry tiled floor and storage cupboard, door into Ground Floor Shower Room with quarry tiled floor, shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, iDeal logic combi boiler . Stairs to first floor; landing with hatch to roof space. Bedroom 1; with aspect to front, stripped and painted wooden flooring, feature cast iron fireplace. Bedroom 2; aspect to rear. Bedroom 3; aspect to front. Shower Room; with tiled floor, part tiled walls, corner shower cubicle, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail.



OUTSIDE: To the rear of the property there is a private south facing courtyard garden with a useful Outbuilding/Utility room with space and plumbing for a washing machine and further white goods, but could be used for a number of different purposes. There is a freestanding pot belly wood burner, electrics and water.



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 no parking at this property, but there is a public car park opposite where an annual permit can be purchased for around £200.00 per annum

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.