



**Kingsland,**  
Watchet, TA23 0UE.  
£230,000 Freehold

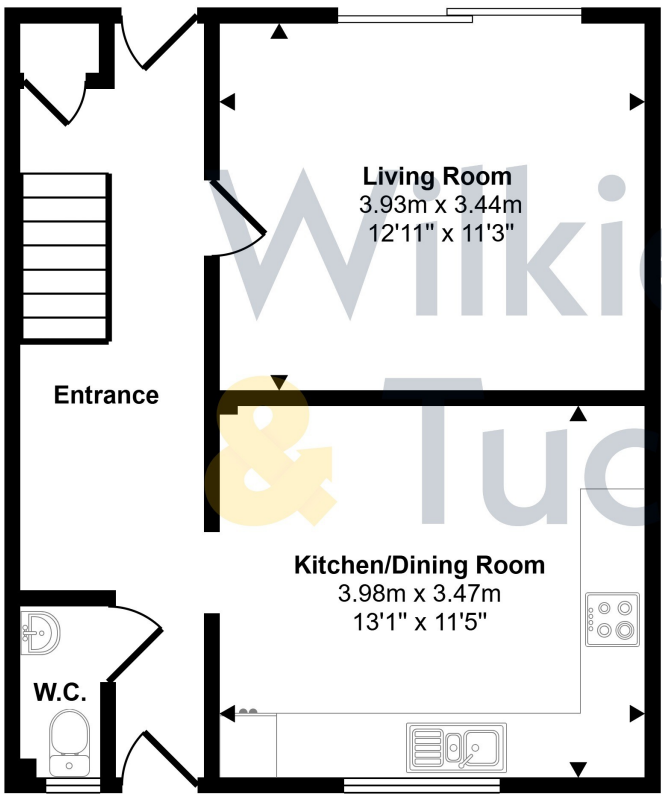


**Wilkie May  
& Tuckwood**

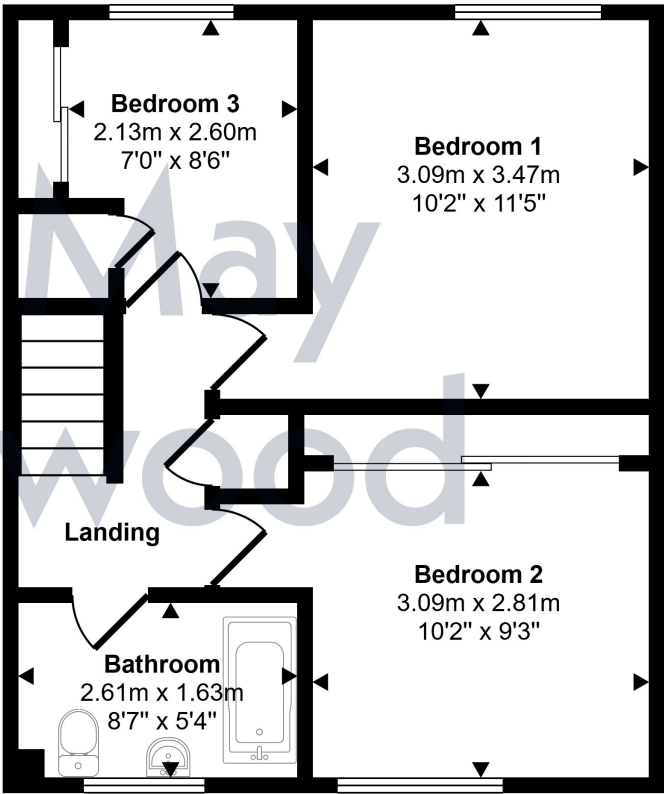


# Floor Plan

Approx Gross Internal Area  
82 sq m / 885 sq ft



Ground Floor  
Approx 41 sq m / 443 sq ft



First Floor  
Approx 41 sq m / 442 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 family home presented to a show home standard, available with No Onward Chain.



- Terraced
- 3 Bedrooms
- Immaculate Throughout
- South Facing Gardens
- No Onward Chain

property comprises a terraced house of traditional brick construction, under a tiled roof with the benefit of full uPVC double glazing, gas central heating, uPVC soffits, fascias and guttering, off-road parking and a south facing garden.

The accommodation in brief comprises; part glazed door into entrance hall; wood effect laminate flooring, storage cupboard. Downstairs WC; wood affect laminate flooring, low-level WC, wash basin. Kitchen/Dining room; Aspect to front, wood affect laminate flooring, beautiful modern kitchen comprising and excellent range of white high gloss cupboards and drawers under a granite effect worktop with matching up stands, inset stainless steel sink and drainer, mixer tap over, fitted electric oven with flooring hob over, integrated washing machine, space for American fridge freezer, ample room for dining table. Living room; with aspect to rear, would affect laminate flooring, sliding patio doors to the garden.

Stairs to the first floor landing; hatch to roof, Airing cupboard. Bedroom One; with aspect to the front and a built-in wardrobe with sliding doors. Bedroom Two; aspect to the rear. Bedroom Three; wood affect laminate flooring, built in wardrobe with sliding doors. Family Bathroom; comprising a white suite, panelled bath, tiled surround, thermostatic mixer shower over, low level WC, wash basin, tiled floors, heated towel rail.

Service Charge—Please note the Maga Housing Association charge £180.24 per annum for upkeep of communal areas.



**OUTSIDE:** The property has off road parking to the front. The rear garden is south facing, fully enclosed and has a small outbuilding with power and lighting along with 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](https://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](https://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](https://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.