

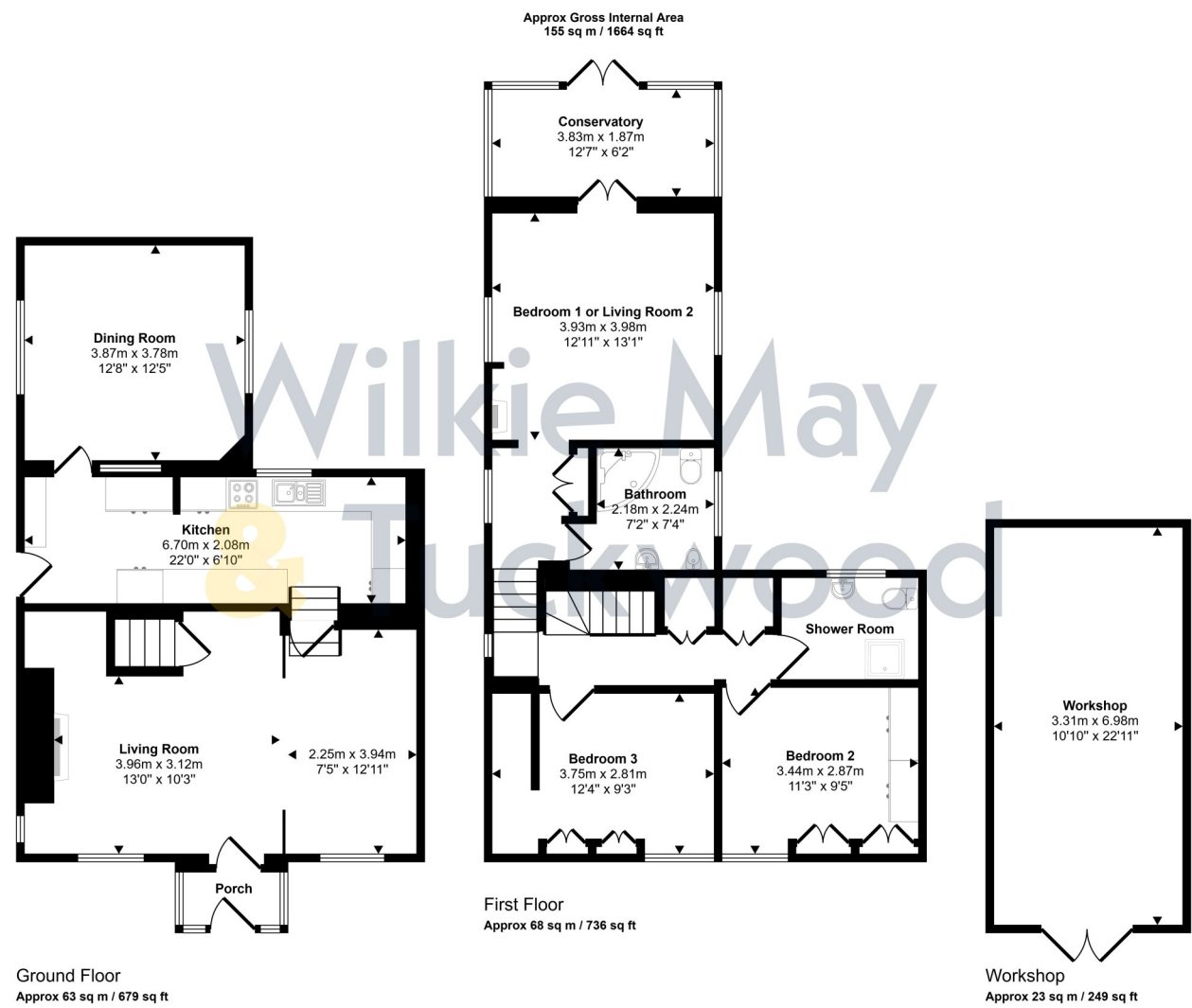


**Torre,**  
 Watchet, TA23 0LA.  
 £375,000 Freehold

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**Wilkie May  
 & Tuckwood**

# Floor Plan



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 unique end of terrace three bedroom cottage, situated in the popular hamlet of Torre, with just under half an acre of working gardens, a workshop, outbuildings and No Onward Chain.



- End Of Terrace Cottage
- 3 Bedrooms
- Half An Acre Of Gardens
- Extended Accommodation
- No Onward Chain

The property comprises an extended end of terrace cottage of stone and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, night storage heating, and a woodburner with back boiler. The cottage has just under half an acre of gardens, which until recent years have been enjoyed as a working garden for almost 50 years. The cottage must be viewed to appreciate and is available with No Onward Chain.

The accommodation in brief comprises; Door into Entrance Porch; quarry tiled floor, door with bullseye glass into Living Room; with an aspect to the front, inglenook fireplace with inset multifuel burner, pointed stone surrounds, and tiled hearth, exposed ceiling beams, telephone point, door into Kitchen; with aspect to the rear, fitted kitchen comprising a good range of cupboards and drawers under a wood effect worktop with inset sink and drainer, mixer tap over, fitted electric oven, four ring electric hob and extractor fan over, integrated tall fridge x 2, space and plumbing for a washing machine, space and plumbing for a dishwasher, door into Dining Room; aspect to side. Stairs to the first floor from the Living Room; landing, airing cupboard with modern foam lagged tank and immersion switch. En-Suite Bedroom 1 or Second Sitting Room; with an triple aspect, feature electric fireplace, storage cupboards, double doors to the Garden Room with access to the garden. En-Suite Bathroom; with corner bath with shower attachment over, tiled surround, low level WC, pedestal wash basin, bidet, heated towel rail. Bedroom 2; aspect to the front and built in wardrobes. Bedroom 3; aspect to the front, hatch to loft space. Shower Room; with shower cubicle with multi panel walls, thermostatic mixer shower over, WC with integrated bidet, pedestal wash basin.





**OUTSIDE:** The cottage has off road parking with an electric roller door leading to a covered car port area where further parking is available for a smaller vehicle. The gardens extend in total to approximately half an acre. The gardens have been enjoyed by our client for nearly 50 years, with most of the ground being used for vegetable and fruit production. Within the garden there is a lean to greenhouse and potting shed, a freestanding greenhouse, a pond, orchard, several smaller outbuildings, and a workshop with power and lighting. The gardens are private, and there are power and water supplies placed in strategic locations.



#### 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:** C

**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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'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.