

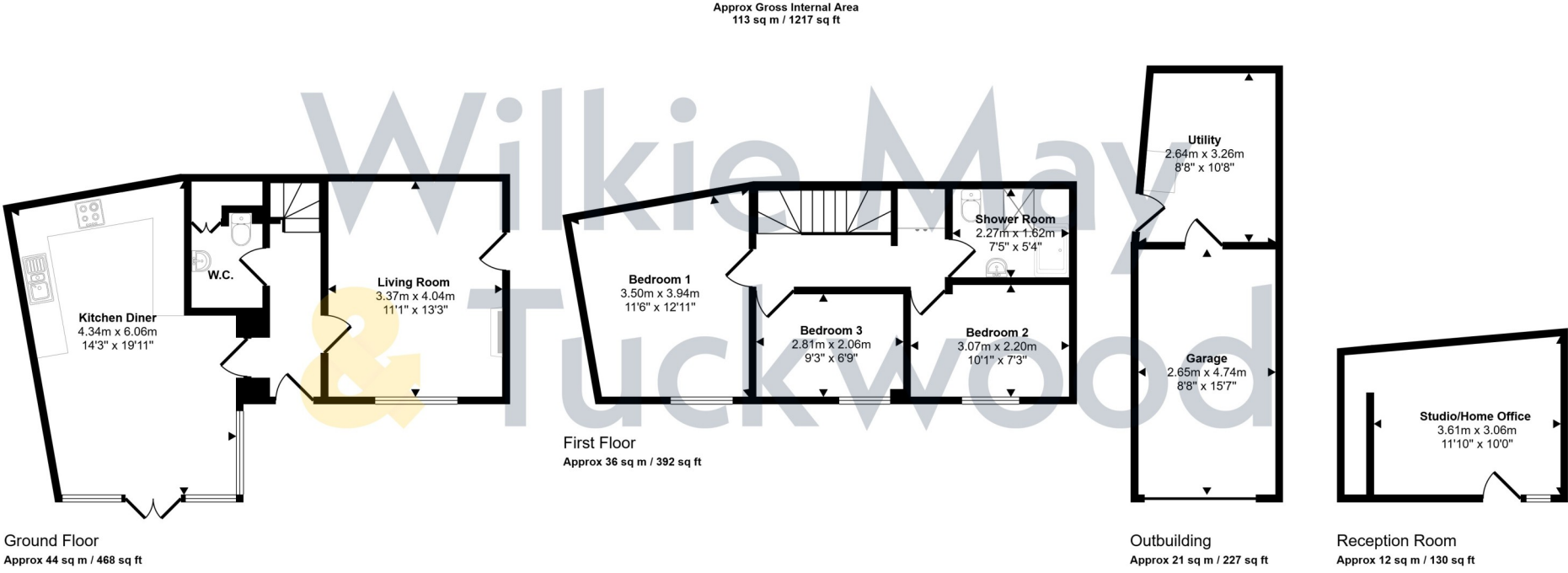


Swain Street,
Watchet, TA23 0AE.
£425,000 Freehold



**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 detached three bedroom cottage, centrally situated, in a tucked away position with off road parking, Garage and studio.



- Detached
- 3 Bedrooms
- Immaculate Throughout
- Garage & Studio
- Walled Gardens

The property comprises a detached cottage, recently and skilfully converted by a local builder. The property is of stone construction under a slate roof, with the benefit of timber framed double glazing and gas central heating. The property will be found in superb condition throughout and enjoys private walled south facing gardens.

The accommodation in brief comprises; Part glazed wooden door into Entrance Hall; with tiled floor, under floor heating, exposed ceiling beams, pointed local stone, door into Downstairs WC; tiled floor, pedestal wash basin, low level WC, cupboard housing Worcester combi boiler for central heating and hot water. Living Room; with oak engineered flooring, exposed beams, under floor heating, double aspect, personal door to side garden, feature open fireplace with local stone surround and slate hearth. Kitchen/Dining Room; with tiled floor, exposed ceiling beams and support post, under floor heating, patio doors to the front garden, fitted kitchen comprising a range of shaker style cupboards and drawers under a wood effect rolled edge worktop, inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven, four ring gas hob, extractor hood over, space and plumbing for a washing machine, space for tall fridge/freezer, ample room for dining table.

Stairs to first floor from the Entrance Hall; Landing with linen cupboard, Velux window. Bedroom 1; aspect to front, vaulted ceiling, stripped and varnished floorboards, fitted double wardrobe. Bedroom 2; aspect to front, vaulted ceiling, stripped and varnished floorboards, loft hatch to secondary loft space.

Bedroom 3; aspect to front, vaulted ceiling, stripped and varnished floorboards, fitted wardrobe. Shower Room; tiled floor and walls, shower cubicle with thermostatic mixer shower over, low level Wc, pedestal wash basin, heated towel rail, Velux window light and shaver point.



OUTSIDE: The cottage is approached via double timber gates leading to a gravelled off road parking area, affording off road parking for two/three vehicles. There is a Garage; with up and over door, power and lighting with personal door to the Utility Room; space and plumbing for a washing machine, space for further white goods, electric heating. Studio/Home Office; with vaulted ceiling, 2 x Velux windows, power and lighting, stainless steel sink with mixer tap over.



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: C

Parking: There is off road parking at this property and a Garage.

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 March 2025. 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.