



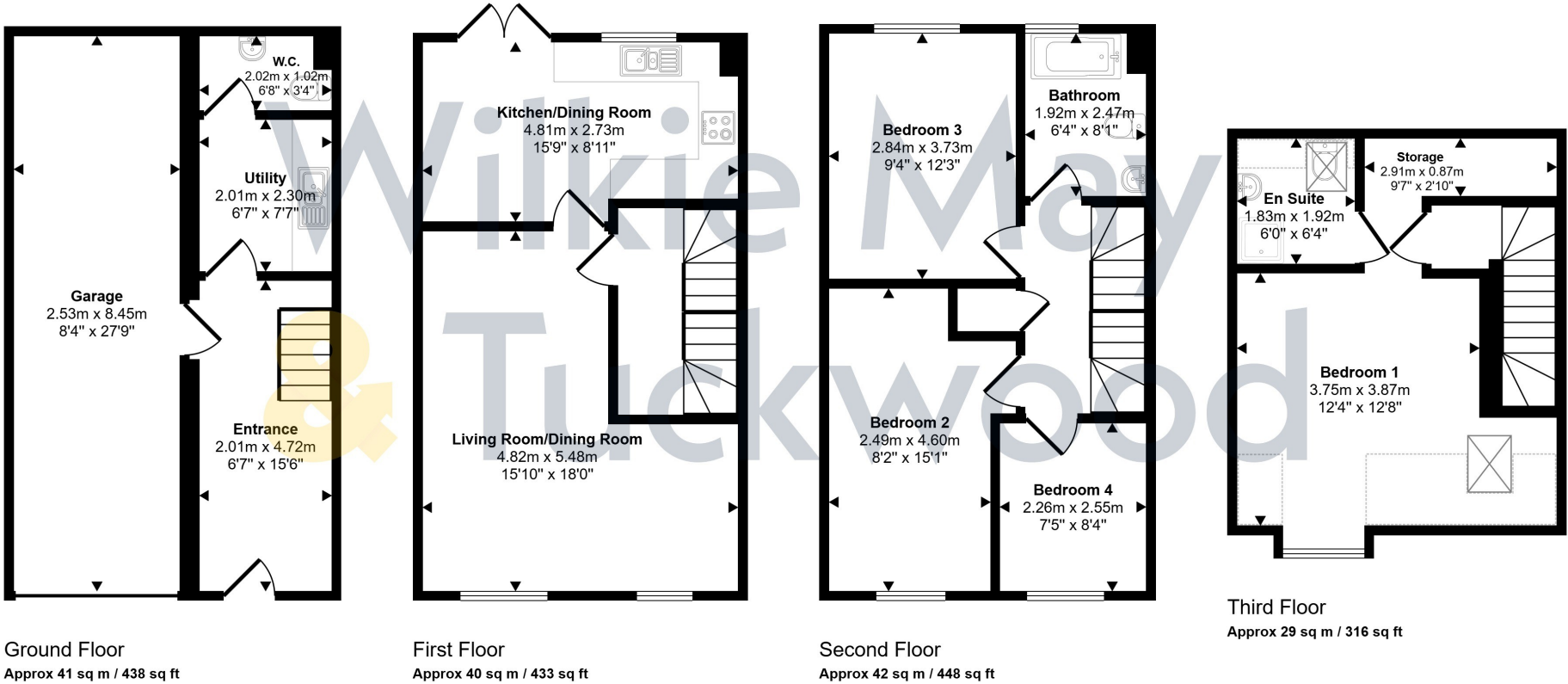
Lorna Doone,
Watchet, TA23 0FD
£345,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
152 sq m / 1635 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 substantial four bedroom end of terrace town house with spacious accommodation set over three floors enjoying far reaching sea views.



- End Of Terrace
- 4 Bedrooms
- 2 Bathrooms
- Far Reaching Views
- Garage and Car Port

The property forms part of a small coastal development on the edge of Watchet constructed by Messrs Regal Heritage Ltd who in 2008 won the Excellence Award for this particular development. The property offers spacious four bedroomed, two bathroom accommodation over three floors, together with double glazing, gas central heating, a garage and off road parking.

The accommodation in brief comprises; Entrance Hall: fitted carpet, telephone point, under stairs storage. Utility Room: fitted cupboards with space and plumbing for a washing machine, space for tumble dryer, rolled edge worktop with tiled splashback, inset stainless steel sink and drainer with mixer tap over, door into Downstairs WC: pedestal wash basin with tiled splashback, low level WC. Stairs To First Floor: fitted carpet, radiator. L Shaped Living Room/Dining Room: double doors opening out to Juliet Balcony, Tv aerial point. Kitchen/Breakfast Room; Patio doors to the rear garden, fitted high gloss cream coloured kitchen cupboards and drawers under a rolled edge worktop with tiled splashback, inset stainless steel sink and drainer with mixer tap over, fitted electric oven, with 4 ring gas hob and extractor fan over, wall mounted gas fired boiler. Stairs To Second Floor: landing with airing cupboard with modern cylinder and immersion switch. Bedroom 2; aspect to rear. Bedroom 3: aspect to front. Bedroom 4: aspect to front. Family Bathroom: with a white suite comprising a panelled bath with tiled surround and shower attachment over, pedestal wash basin, low level WC, heated towel rail.

Stairs To 3rd Floor: En-Suite Master Bedroom Velux window, Dormer window, recess behind door, superb sea views over the Bristol Channel and towards the picturesque Watchet Harbour and Welsh Coastline in the distance, door into En-Suite Shower Room: with fitted carpet, glazed shower cubicle and Mira power shower, pedestal wash basin with tiled splashback, low level WC, heated towel rail.



OUTSIDE: The property enjoys the benefit of a landscaped level garden to the rear laid to astroturf and paving for ease of maintenance. The garden enjoys a sunny aspect and has a very useful side gated access. The Garage has a roller door and is fitted with power and lighting. There is also off road parking for one vehicle.



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: D

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

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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.