



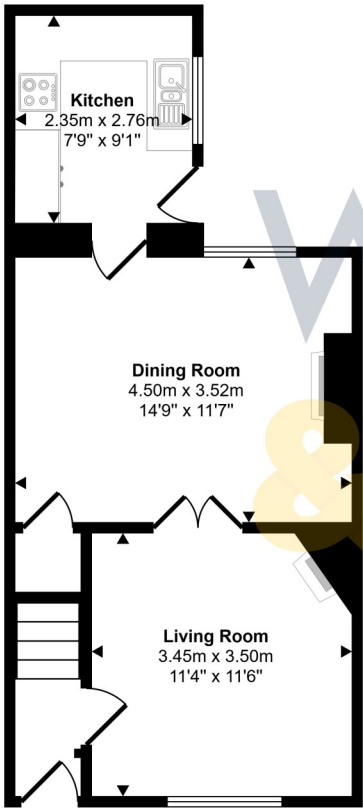
Gladstone Terrace,
Watchet, TA23 0DP.
£259,950 Freehold



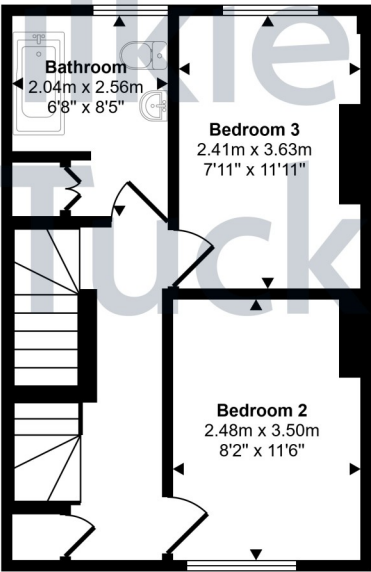
**Wilkie May
& Tuckwood**

Floor Plan

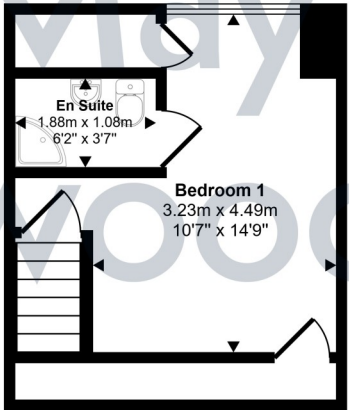
Approx Gross Internal Area
108 sq m / 1159 sq ft



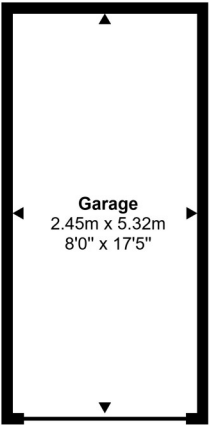
Ground Floor
Approx 40 sq m / 427 sq ft



First Floor
Approx 33 sq m / 358 sq ft



Second Floor
Approx 22 sq m / 233 sq ft



Garage
Approx 13 sq m / 140 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

An immaculately presented and deceptively spacious three bedroom terraced cottage with a Garage, parking and views.



- Terraced
- 3 Bedrooms (Two Bathrooms)
- Immaculate Throughout
- Far Reaching Views
- Garage & Parking

The property comprises a terraced house of traditional stone construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The accommodation will be found in immaculate condition throughout and has been the subject of careful refurbishment during the current owner's tenure, with 3 bedrooms, and two bathrooms, arranged over 3 floors.

The accommodation in brief comprises; part glazed uPVC stable door into Kitchen; with aspect to side, modern shaker style kitchen comprising an excellent range of cream cupboards and drawers, under a solid oak worktop with inset ceramic sink and drainer, mixer tap over, tiled splash backs, induction hob with extractor fan over, fitted electric single oven with space for microwave over, integrated fridge/freezer, integrated dishwasher, space and plumbing for a washing machine, cupboard housing a Worcester combi boiler for central heating and hot water, part glazed door into Dining Room; with aspect to rear, stripped and stained floorboards, feature fireplace with tiled hearth, mantle piece over, large cupboard under the stairs, part glazed doors into Living Room; aspect to the front, feature fireplace with tiled hearth and mantle piece over, stripped and stained wooden floorboards. Hallway with part panelled walls and tiled floor, door to front. Stairs to first floor; landing with storage cupboard, Bedroom 2; with aspect to front. Bedroom 3; with aspect to rear, Family Bathroom; comprising a white suite, with panelled bath, multi panel surround, thermostatic mixer shower over, low level WC, wash basin set into vanity unit, heated towel rail, built in linen cupboard with light.

Stairs to second floor En-Suite Bedroom; aspect to rear with far reaching views to the Quantock Hills, eaves storage. En-Suite Shower Room; with corner shower cubicle, multi panel surround,

thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.



OUTSIDE: The property has a small front garden with planted borders.

To the rear of the house there is an enclosed courtyard enjoying a sunny aspect with resin coating. Across the council maintained service lane, there is a Garage with up and over door, power and lighting, off road parking and an enclosed L Shaped private piece of garden with covered area for clothes drying and 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: A

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

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.