



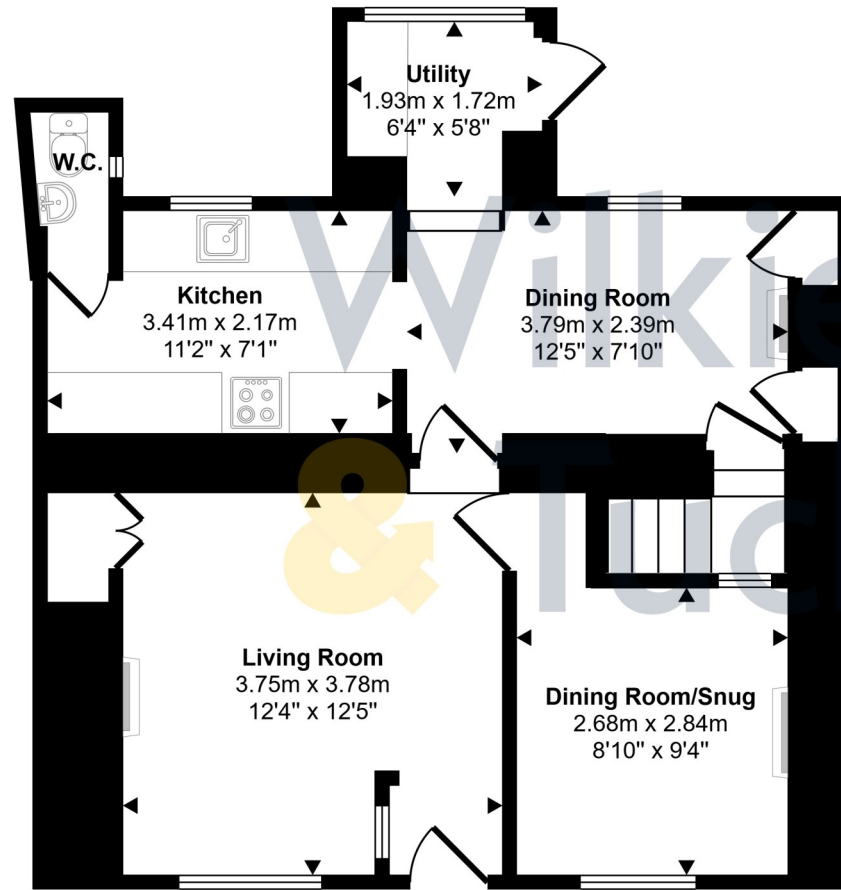
Washford,
Watchet, TA23 0NL.
£325,000 Freehold



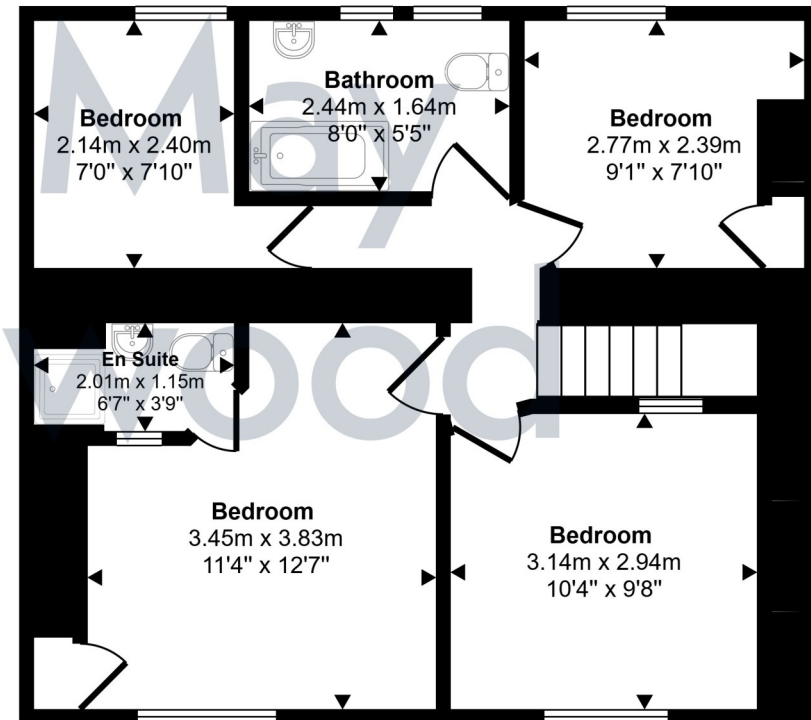
**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
108 sq m / 1162 sq ft



Ground Floor
Approx 55 sq m / 597 sq ft



First Floor
Approx 53 sq m / 566 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 deceptively spacious 4 bedroom terraced cottage, with a private garden, en-suite bedroom and No Onward Chain.



- Terraced
- 4 Bedrooms (One En-Suite)
- Off Road Parking
- Private Gardens
- No Onward Chain

The property comprises a terraced cottage of traditional stone construction with rendered elevations under a tiled roof, with the benefit of full Upvc double glazing and oil fired central heating. The cottage has deceptively spacious accommodation, benefiting from two reception rooms, four bedrooms, two bathrooms, a separate WC, and sizeable Summerhouse with power.

The accommodation in brief comprises; Part glazed UPVC door into; Rear Entrance Hall; flagstone floor, Worcester oil fired boiler for central heating and hot water, built in storage cupboard, squared archway into; Kitchen/ Dining Room; with flagstone floor, feature cast iron fireplace with alcove cupboards to either side, good range of fitted kitchen cupboards and drawers under a solid oak worktop, space for electric oven, extractor fan over, space and plumbing for dishwasher, space and plumbing for washing machine, space for under counter fridge and freezer, Belfast sink with mixer tap over, door into; Downstairs WC; with tiled floor, part tiled walls, low level WC, wash hand basin, door into; Sitting Room; wood effect laminate flooring, aspect to front, door to front garden, alcove cupboards, wood burner inset into chimney breast with slabbed hearth, and reclaimed oak beam over, door into; Dining Room; with wood effect laminate flooring, aspect to front, feature open fireplace with slabbed hearth, understairs storage cupboard.

Stairs to first floor landing; with attractive stained glass feature window, exposed stone walls. Ensuite Bedroom 1; with vaulted ceiling, aspect to front and views over the open farmland and towards the Heritage West Somerset Steam Railway Line, built in cupboard, built in overhead cupboard, exposed ceiling beams, door into;

En-suite Shower Room; with shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail. Bedroom 2; aspect to front, again with views, and feature stained glass window. Bedroom 3; aspect to rear, built in cupboard and fitted shelving. Bedroom 4; aspect to rear, hatch to roof space. Family Bathroom; tiled floor, white suite comprising panel bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin.



OUTSIDE: The property has a car port with offroad parking, leading into a private rear courtyard garden, arranged over two levels, with a sizeable summer house with power and lighting which could be used for a number of purposes, with an adjacent store, and there is also a brick built barbecue area, the garden is laid to chippings and paving for ease of maintenance.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, oil fired central heating.

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

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.