



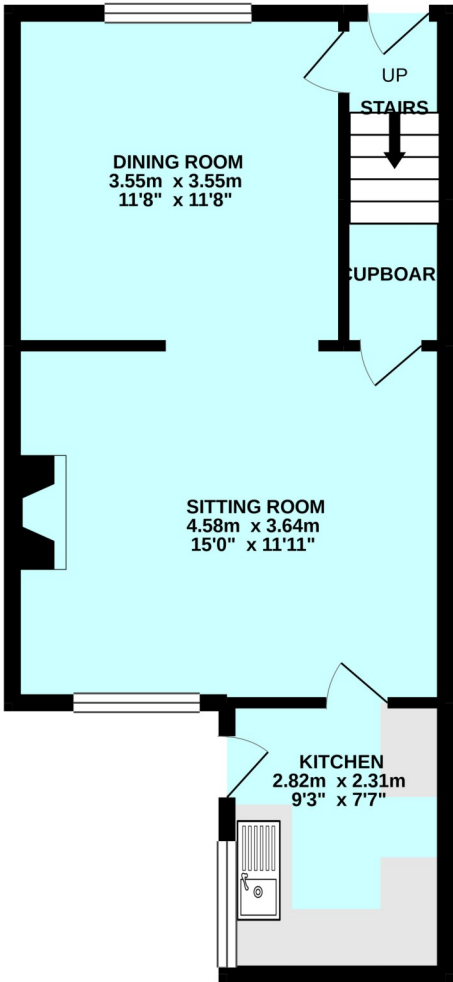
Gladstone Terrace,
Watchet, TA23 0DP.
£227,500 Freehold



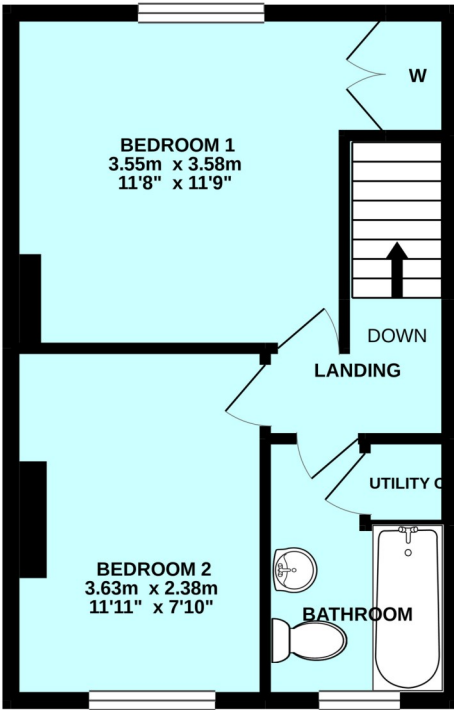
**Wilkie May
& Tuckwood**

Floor Plan

GROUND FLOOR
39.8 sq.m. (428 sq.ft.) approx.



1ST FLOOR
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 73.2 sq.m. (788 sq.ft.) approx.
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Description

A well presented 2 bedroom terraced cottage with a garage and off road parking.

- No Onward Chain
- 2 Bedrooms
- Well Presented
- Extended Garage & Parking
- Woodburner

The property comprises a stone built cottage believed to date back to the 1840s built of local stone construction with part rendered elevations under a slate roof with the full benefit of Upvc double glazing, and gas central heating. The property will be found in good decorative order throughout, and benefits from a modern bathroom, and wood burner.

The accommodation in brief comprises; stained wooden door with inset glass pane into Kitchen; white painted kitchen cupboards and drawers under a granite effect rolled edge work top, tiled splashbacks, inset stainless steel sink and drainer, mixer tap over, space for electric cooker with extractor fan over, space for under counter fridge, space and plumbing for dishwasher, Baxi combi boiler for central heating and hot water. Door into Sitting Room; stripped wooden floorboards, aspect to rear, feature open fireplace with decorative surround and mantle, under stairs storage, TV point, archway into Dining Room; stripped wooden floorboards, aspect to front, inset wood burner with slate hearth. Part glazed door into Entrance Hall, part glazed door to front pedestrian walkway. Stairs rising to the first floor; hatch to roof space. Bedroom 1; painted wooden floorboards, aspect to front, built in wardrobe. Bedroom 2; painted wooden floorboards, aspect to rear with distant views to the Quantock Hills. Bathroom; p shaped panelled bath, tiled surround, thermostatic mixer shower over, low level W/C, wash basin inset into double cupboard. Utility Cupboard with space and plumbing for a washing machine, space for tumble dryer over, shaver point.



OUTSIDE: To the front of the property there is a small fenced garden with gated access. To the rear of the property there is a small easily maintained courtyard garden enjoying a sunny aspect. A local authority maintained lane divides the house from the Garage; which has an up and over door, extended workshop area, window to the rear, power and lighting and inspection pit.



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 & 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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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 June 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.