



## Rangoon Road

Watchet, TA23 0TS.  
£230,000 Freehold

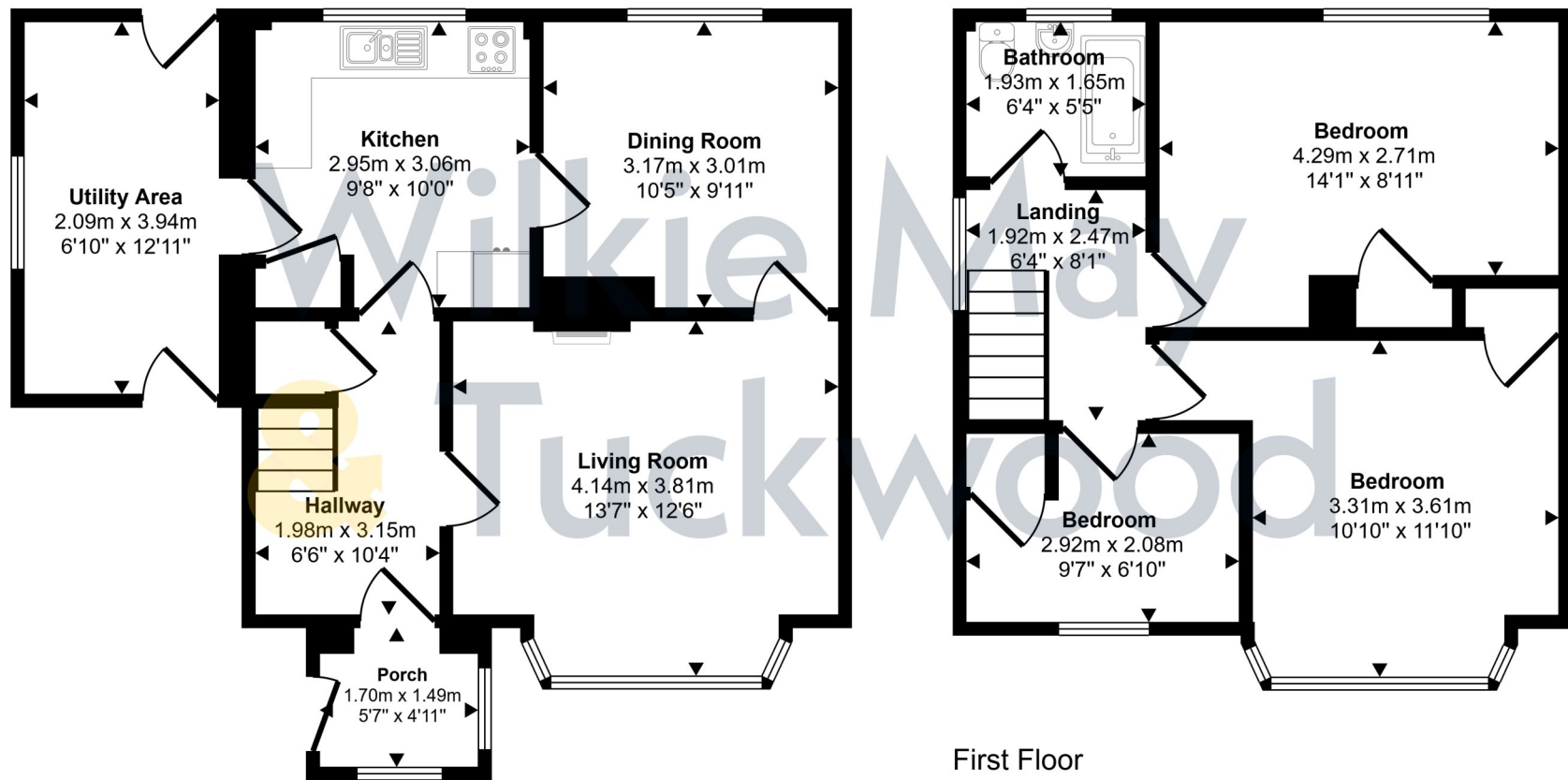


**Wilkie May**  
& Tuckwood



# Floor Plan

Approx Gross Internal Area  
96 sq m / 1038 sq ft



Ground Floor  
Approx 54 sq m / 578 sq ft

First Floor  
Approx 43 sq m / 460 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 well presented and modernised three bedroom semi detached family home with good sized gardens, views and off-road parking



- Semi-Detached
- 3 Bedrooms
- Well Presented
- Far Reaching Views
- Off Road Parking

The property comprises a semi-detached family home of non-traditional “no fines” concrete construction, situated on the edge of this former married quarters development. The house has been modernised and improved by the current owner and benefits from a new Kitchen, complete redecoration, new flooring and views from the front over open farmland towards the heritage West Somerset Steam Railway Line.

The accommodation in brief comprises; Part glazed door into Entrance Porch; with tiled floor and part glazed door into Entrance Hall; with wood laminate effect floor, understairs storage cupboard. Living Room; with bay window, aspect to front overlooking the West Somerset Steam Railway line, gas coal effect living flame fire inset into chimney breast with reconstructed stone surround and slab hearth, wood laminate flooring, door into Dining Room; with aspect to rear, with wood effect laminate flooring. Kitchen; with newly fitted kitchen, aspect to rear, comprising a range of coloured shaker style cupboards and drawers under a rolled edge granite effect worktop with inset one and half bowl stainless steel sink and drainer with mixer tap over, fitted electric oven, four ring induction hob, space and plumbing for dishwasher, integrated fridge/freezer, pantry cupboard, glazed door into Utility Room; with tiled floor with uPVC doors to the front and rear.

Stairs to First Floor Landing; with hatch to roof space. Bedroom 1; with aspect to the front, with bay window overlooking the surrounding farmland and towards the West Somerset Steam Railway Line, built in wardrobe. Bedroom 2; aspect to rear, boiler cupboard housing Worcester combi-boiler for central heating and hot water.

Bedroom 3; aspect to front, overlooking the surrounding farmland and the West Somerset Steam Railway Line, built in single wardrobe. Bathroom; with new suite comprising white panel bath, multi panelled surround, electric Triton shower over, pedestal wash basin, low level WC.



**OUTSIDE:** To the front of the property the gardens are laid to chippings and gravel for ease of maintenance with off road parking for 2 to 3 vehicles. The rear garden is laid to lawn and fenced.



#### 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:** 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](https://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](https://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](https://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.