



## St.Decumans Road

Watchet, TA23 0AT.

£210,000 Freehold

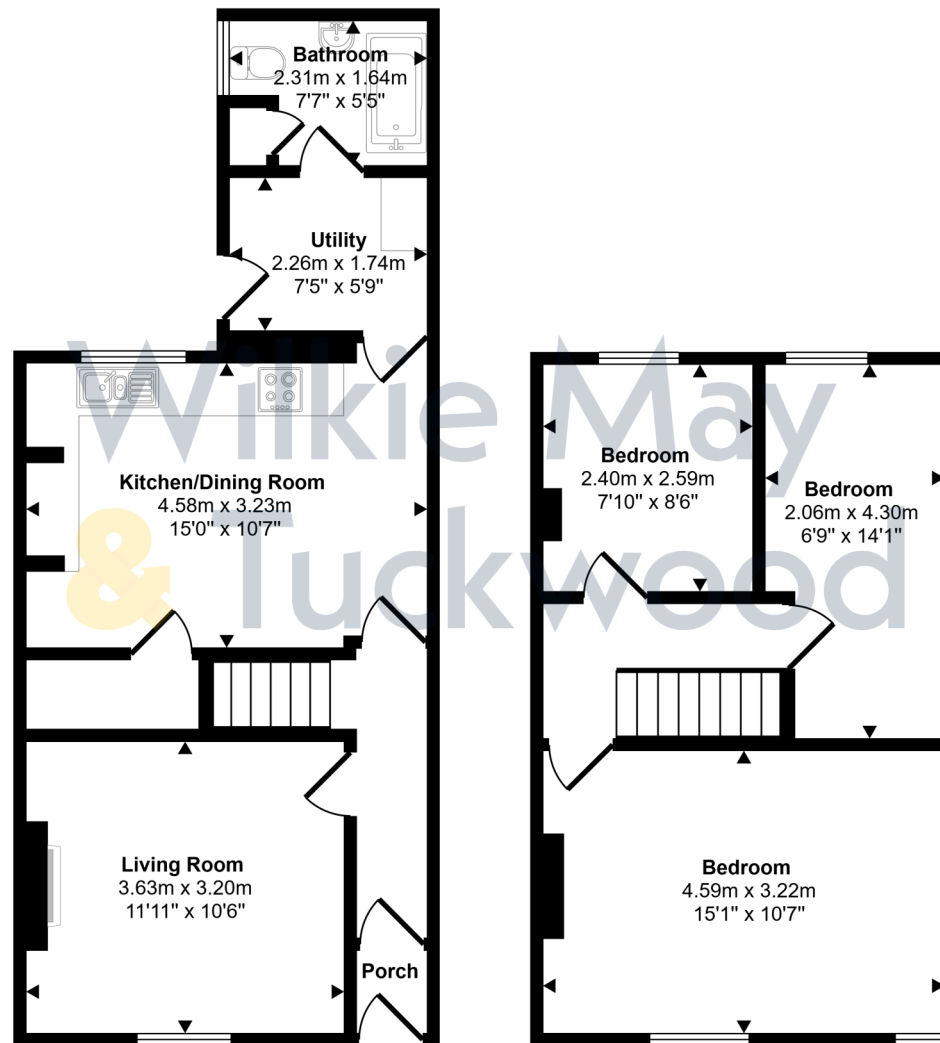


**Wilkie May  
& Tuckwood**



# Floor Plan

Approx Gross Internal Area  
79 sq m / 851 sq ft



Ground Floor

Approx 44 sq m / 472 sq ft

First Floor

Approx 35 sq m / 379 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 three bedroom terraced cottage, situated within easy walking distance of the town centre with No Onward Chain.



- Terraced
- 3 Bedrooms
- Close To The Town Centre
- Far Reaching Views
- No Onward Chain

The property comprises a terraced house of traditional local stone construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property would make a good investment or starter home, and enjoys far reaching sea views and No Onward Chain.

The accommodation in brief comprises; Part glazed wooden door into Entrance Porch; tiled floor, part glazed door into Entrance Hall. Living Room; with aspect to the front, feature open fireplace with cast iron surround, tiled hearth and wooden mantelpiece over. Kitchen/ Dining Room; with aspect to rear, wood effect laminate flooring, understairs storage cupboard, modern beech effect cupboards and drawers with granite effect laminate worktop, inset stainless steel sink and drainer with mixer tap over, tiled splashbacks, fitted electric oven, with 4 ring hob and extractor fan over, door into Utility Room; with laminate flooring, space and plumbing for a washing machine, door into Downstairs Bathroom; with tiled floor, part tiled walls, white suite, comprising panel bath with thermostatic mixer shower over, pedestal wash basin, low level WC, boiler cupboard housing wall mounted Baxi combi boiler for central heating and hot water.

Stairs to first floor landing; with hatch to loft space. Bedroom 1; aspect to front. Bedroom 2; aspect to rear, with views to the surrounding countryside. Bedroom 3; aspect to rear, with far reaching views over the Bristol Channel to the Welsh coastline.



**OUTSIDE::** Immediately to the rear of the property is an enclosed courtyard garden. Beyond the courtyard, a shared pedestrian path leads to a further small patch of garden that is detached from the house.



#### 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 no allocated 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.