



## Anchor Street

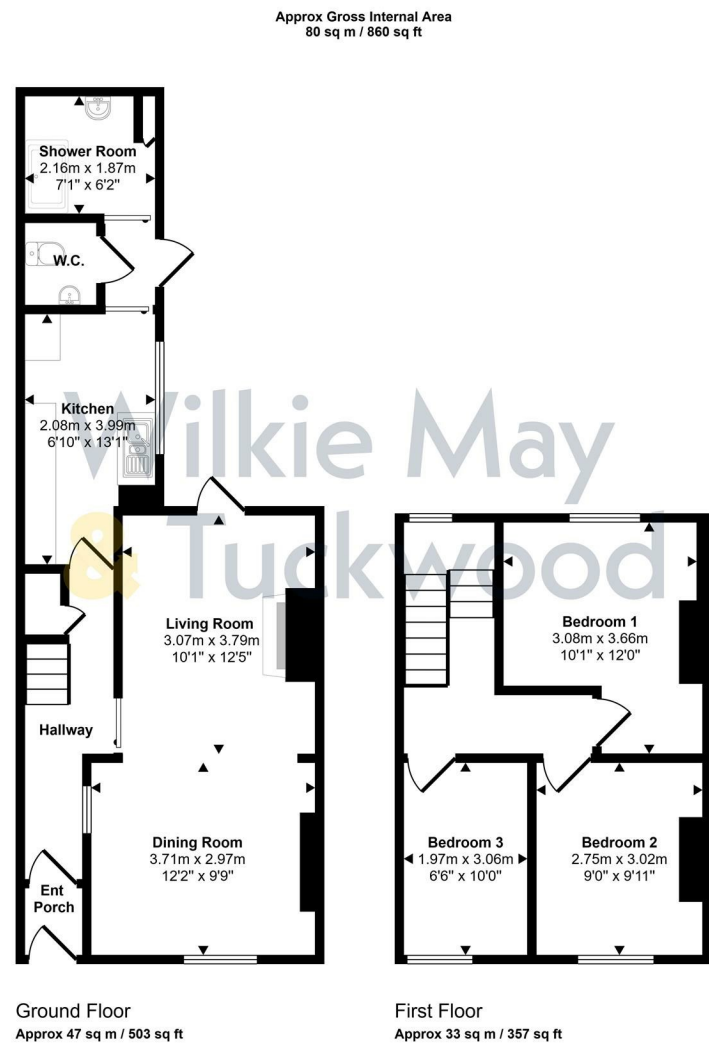
Watchet TA23 0AZ

Price £194,500 Freehold

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Wilkie May  
& Tuckwood

# Floorplan



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

**NO ONWARD CHAIN** – The property comprises a terraced cottage of brick and stone construction under a tiled roof with the benefit of being centrally located within the towns Conservation area and its amenities. The cottage has been occupied by the same family for many years, and would now benefit from updating and modernisation.

- No Onward Chain to Town Centre Amenities
- In Need of Updating
- Permit Parking Available in Nearby Council Carpark
- Close to Town Centre & Amenities
- Rear Garden



The accommodation in brief comprises; wooden door into Entrance Porch; glazed wooden door into Entrance Hall; understairs storage cupboard.

Sliding door into Living Room/Dining Room; double aspect with glazed door to rear garden, living flame gas coal effect fireplace with tiled surround and mantelpiece.

Kitchen; with aspect to rear, basic range of kitchen cupboards and drawers under a rolled edge worktop with inset 1 ½ bowl stainless steel sink and drainer, tiled splashbacks, instant hot water heater over the sink, space and plumbing for washing machine, space for fridge-freezer.

Sliding door to Rear Hall; with part glazed door to

Downstairs WC; with low level WC and wash basin.

Sliding door into Shower Room; with part tiled walls, shower cubicle with electric Triton shower over, airing cupboard housing modern foam lagged hot water cylinder with electric immersion switch.

Stairs to first floor Landing. Bedroom 1; aspect to rear. Bedroom 2; aspect to front. Bedroom 3; aspect to front.

OUTSIDE: The rear garden is a courtyard garden with South facing aspect, planted borders and enjoys a good degree of privacy.



### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Freehold

**Services:** Add text here

**Local Authority:**

**Property Location:** Add text here **Council Tax Band:** B

**Broadband and mobile coverage:** Add text here

**Flood Risk:** Add text here

**Planning:** Add text here

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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.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



**Tel: 01984 634793**

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