

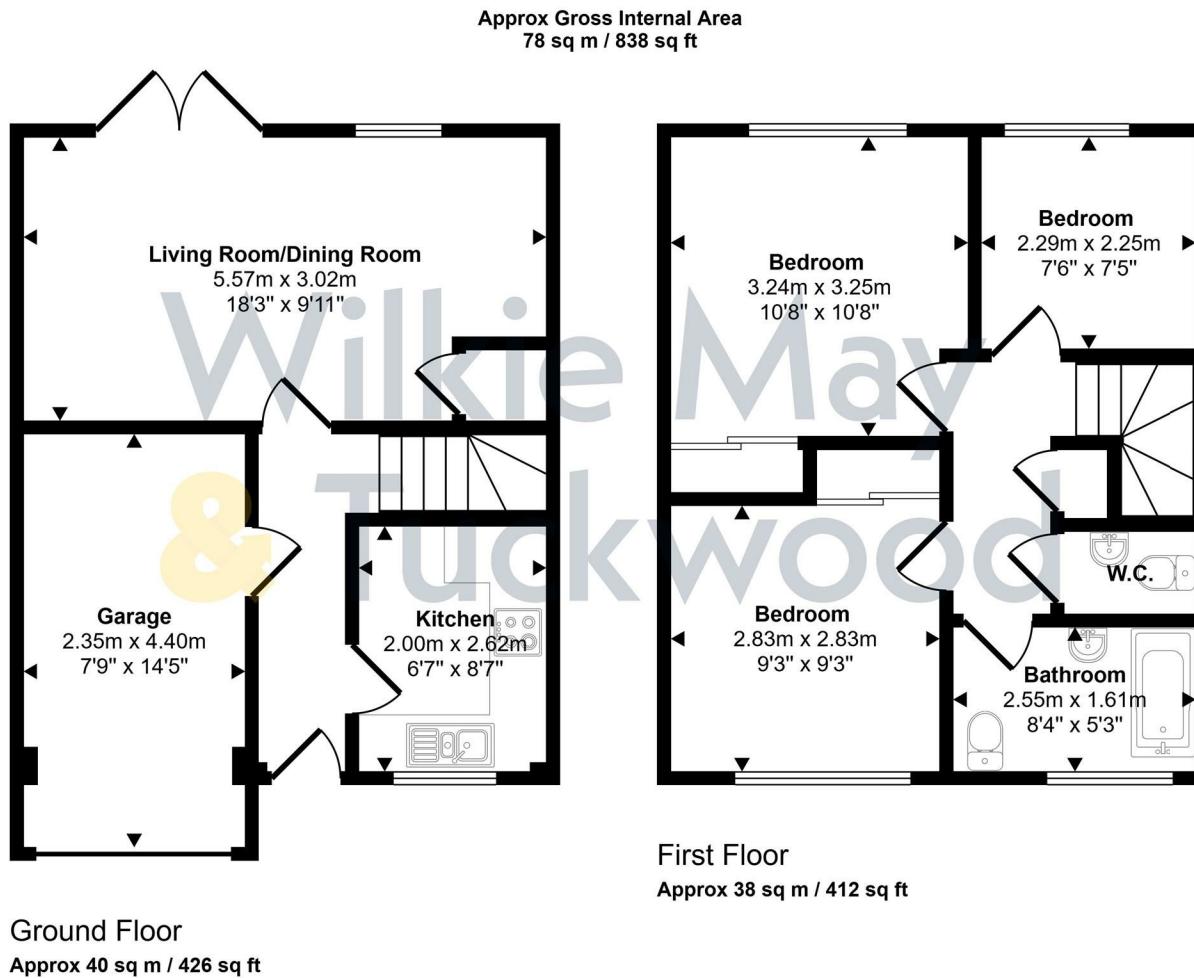


Mariners Way
Watchet TA23 0EZ
Price £185,000 Freehold

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EPC

**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

FOR SALE BY THE MODERN METHOD OF AUCTION - NO ONWARD CHAIN - A three bedroom semi detached family home with off road parking, a Garage and No Onward Chain.

- Modern Method of Auction
- No Onward Chain
- Garage & Off Road Parking
- Enclosed Garden
- Gas Fired Central Heating



The property comprises a semi-detached house of traditional brick construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The accommodation will be found in good order throughout but would benefit from some cosmetic modernisation.

The accommodation in brief comprises; Door into Entrance Hall.

Archway into Kitchen; with aspect to the front, wood effect cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, wall mounted Ideal gas fired boiler, fitted electric oven with four ring gas hob and extractor fan over, space and plumbing for a washing machine, space for a tall fridge/freezer.

Door into Garage.

Door into Living Room/Dining Room; with an aspect to the rear, French doors to the rear garden, ample room for a dining table, under stairs storage cupboard.

Stairs to first floor Landing; with hatch to loft space, airing cupboard.

Bedroom 1; aspect to rear, with built in wardrobe. Bedroom 2; aspect to front with built in wardrobe. Bedroom 3; aspect to rear.

Family Bathroom; with white suite comprising panelled bath with tiled

surround, mixer shower attachment, low level WC, pedestal wash basin. Separate WC; with low level WC, wash basin.

OUTSIDE: The property benefits from off road parking and a Garage with up and over door, power and lighting. There is a personal door from the Garage leading into the Entrance Hall. To the rear of the house there is an enclosed garden.

AGENTS NOTE: This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority:

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

Broadband and mobile coverage: Add text here

Flood Risk: Add text here

Planning: Add text here

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty 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 April 2024. **MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particulars 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.



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