



Verdun Terrace

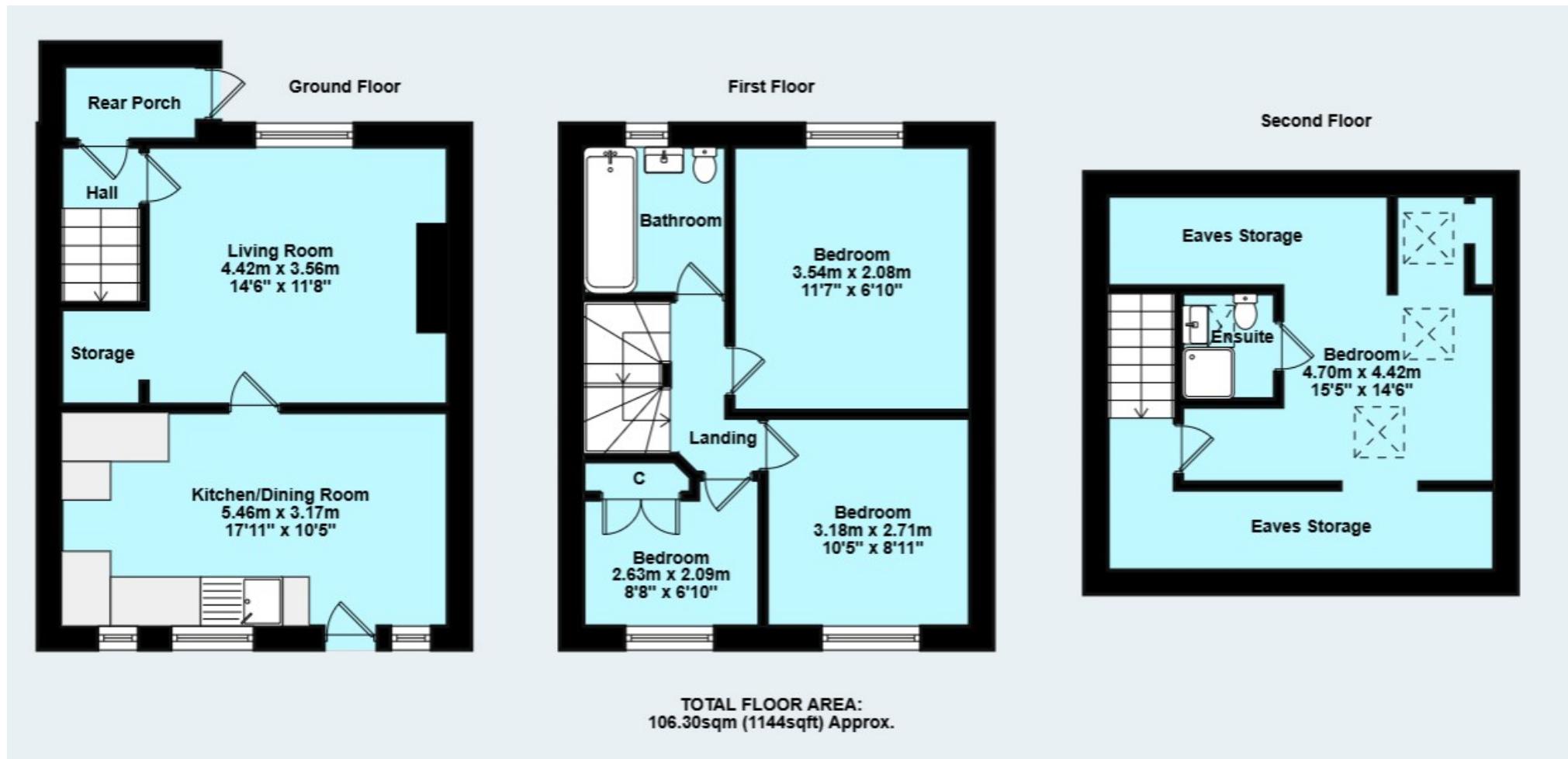
Watchet TA23 0PF

Price £237,500 Freehold

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**Wilkie May
& Tuckwood**

Floorplan



Description

SPACIOUS FAMILY HOME WITH VIEWS - A spacious four bedroom terraced ex-local authority family home with lovely views, an En-Suite Master Bedroom and Workshop.

- Well Presented Throughout
- Allocated Parking
- Workshop
- Propane Gas Central Heating
- uPVC Double Glazing
- Far Reaching Views
- Generous Rear Garden



A terraced ex-local authority family home built of brick and stone construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, propane gas central heating, and lovely views. The house also has a large garden, a workshop suitable for a number of hobbies, and an allocated parking space.

The accommodation in brief comprises; Part glazed composite door with inset glass panels into Kitchen/Dining Room; aspect to front, tiled floor, fitted kitchen comprising a good range of painted wooden cupboards and drawers under a wood effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, space for electric cooker, space for American fridge freezer, space and plumbing for a washing machine, space for tumble dryer, wall mounted Worcester combi propane gas boiler for central heating and hot water.

Door into Living Room; aspect to rear, wood effect laminate flooring, under stairs storage, wood burner inset into chimney breast with slate hearth and oak beam over.

Door to rear hall, door to Rear Porch.

Stairs to first floor Landing.

Bedroom 1; aspect to rear, views to the Quantock Hills and over the West Somerset Steam Railway, built in wardrobes. Bedroom 2; aspect to front. Bedroom 3; aspect to front.

Family Bathroom; with a white suite comprising panelled bath, multipanel surround, electric Triton shower over, low level WC, wash basin.

Stairs To Second Floor; En-Suite Bedroom 4; 3 x Velux windows, eaves storage cupboards, far reaching views to the Quantock Hills, St Decumans Church and over the West Somerset Railway Line.

Door into En-Suite Shower Room; shower cubicle with electric Mira sport shower over, pedestal wash basin, low level WC, Velux window.

OUTSIDE: The property has one off road parking space to the front enclosed by a low picket fence. A pedestrian pathway leads to the front courtyard with access to the Workshop; (16ft x 10ft) with double timber doors, power and lighting. To the rear of the house there is a large garden with an immediate paved seating area. Then a timber shed with cobble patio the remainder laid to lawn with a chicken run at the end, which runs adjacent to the heritage West Somerset Steam Railway Line.

AGENTS NOTE: This house is subject to a Section 157 local occupancy clause. Please contact the agents for further details. All applicants must have lived or worked in Somerset for the past 3 years and not own any other property.

ACCOMMODATION:

Kitchen/Dining Room

Sitting Room

Rear Porch

1st Floor

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

2nd Floor

8. Financials: Earnings Statement: At the time the offer has been made and is being considered by the buyer, the source and validity of his funds for buying the property should pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage or any combination of these. Such a combination of the Data Protection Act and these steps must constitute other rights or obligations of the buyer or seller under the terms of the contract (in Scotland, conclusion of missives) and must include reporting such progress to the seller.

9. Legal: Practice for Residential Letting Agents: At the time the offer has been made and is being considered by the buyer, the source and validity of his funds for buying the property should pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage or any combination of these. Such a combination of the Data Protection Act and these steps must constitute other rights or obligations of the buyer or seller under the terms of the contract (in Scotland, conclusion of missives) and must include reporting such progress to the seller.

Fllood Risk Surface Water: xxx Risk Reservoirs: xxx Risk Groundwater: xxx. We recommend you check the risks on

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Broadband and mobile coverage: We understand that there is xxxx mobile coverage. The maximum available speeds are xxx Mbps download

Property Location: Council Tax Band: A

Local Authority:

Leisure: Freehold

GENERAL REMARKS AND STIPULATIONS:

