



## Portland Terrace

Watchet TA23 0DD

Price £190,000 Freehold

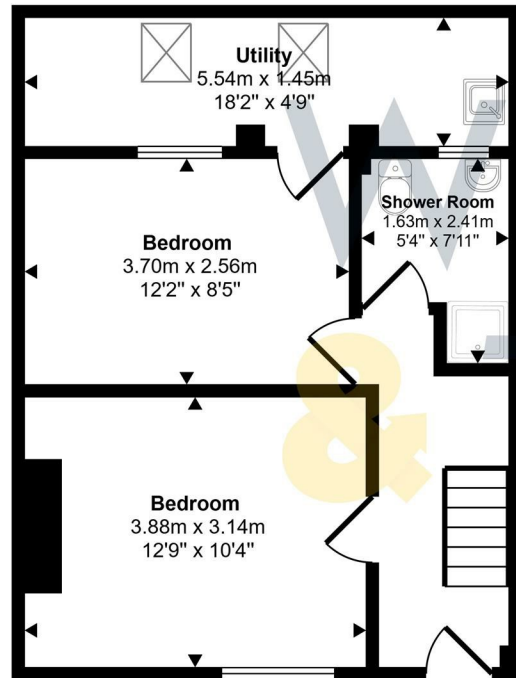


EPC

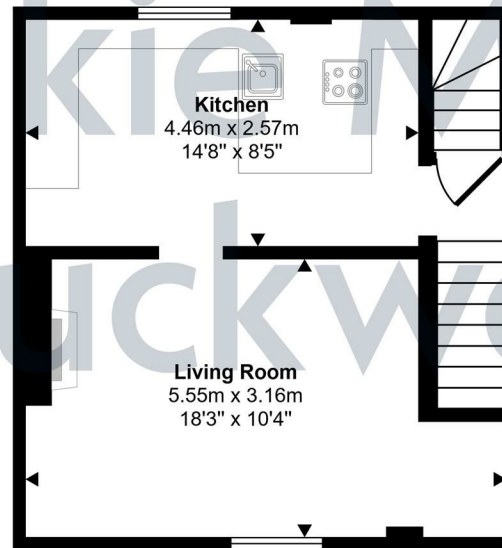
**Wilkie May**  
& Tuckwood

# Floorplan

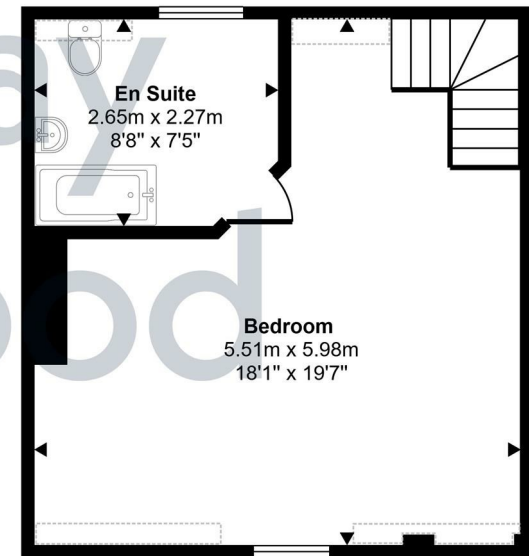
Approx Gross Internal Area  
106 sq m / 1144 sq ft




Ground Floor  
Approx 41 sq m / 443 sq ft



First Floor  
Approx 33 sq m / 352 sq ft



Second Floor  
Approx 32 sq m / 348 sq ft

 Denotes head height below 1.5m

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** – A spacious three bedroom terraced Victorian house, situated in a convenient and tucked away position, just a short walk from the Harbour, Marina and Steam Railway

- Tucked Away Position
- Gas Central Heating
- Double Glazing
- En-Suite Principal Bedroom
- Accommodation Arranged Over Three Floors
- Garden
- No Onward Chain



The accommodation in brief comprises; wooden door into Entrance Hall.

Door into Bedroom; aspect to front. Bedroom; aspect to rear.

Glazed wooden door into Utility Room; with space and plumbing for a washing machine, Velux window.

Shower Room; with shower cubicle, tiled surround, shower over, low level WC, pedestal wash basin.

Stairs to first floor; Kitchen; with aspect to rear, tiled floor, basic range of kitchen cupboard and drawers under a tiled worktop with four ring gas hob, inset sink, fitted electric oven, wall mounted combi boiler for central heating and hot water.

Squared archway into Living Room; aspect to front, woodburner inset into chimney breast with slate hearth.

2nd floor; En-Suite Bedroom: with aspect to front, hatch to roof space, door into En-Suite Bathroom; with white suite comprising panelled bath, shower attachment over, low level WC, pedestal wash basin.

OUTSIDE: The property has a level enclosed garden to the front laid to lawn.



#### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Freehold

**Services:** Add text here

**Local Authority:**

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

**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 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**

Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

OAE



**WM&T**  
ESTATE AGENT  
IN MINEHEAD