



West Street

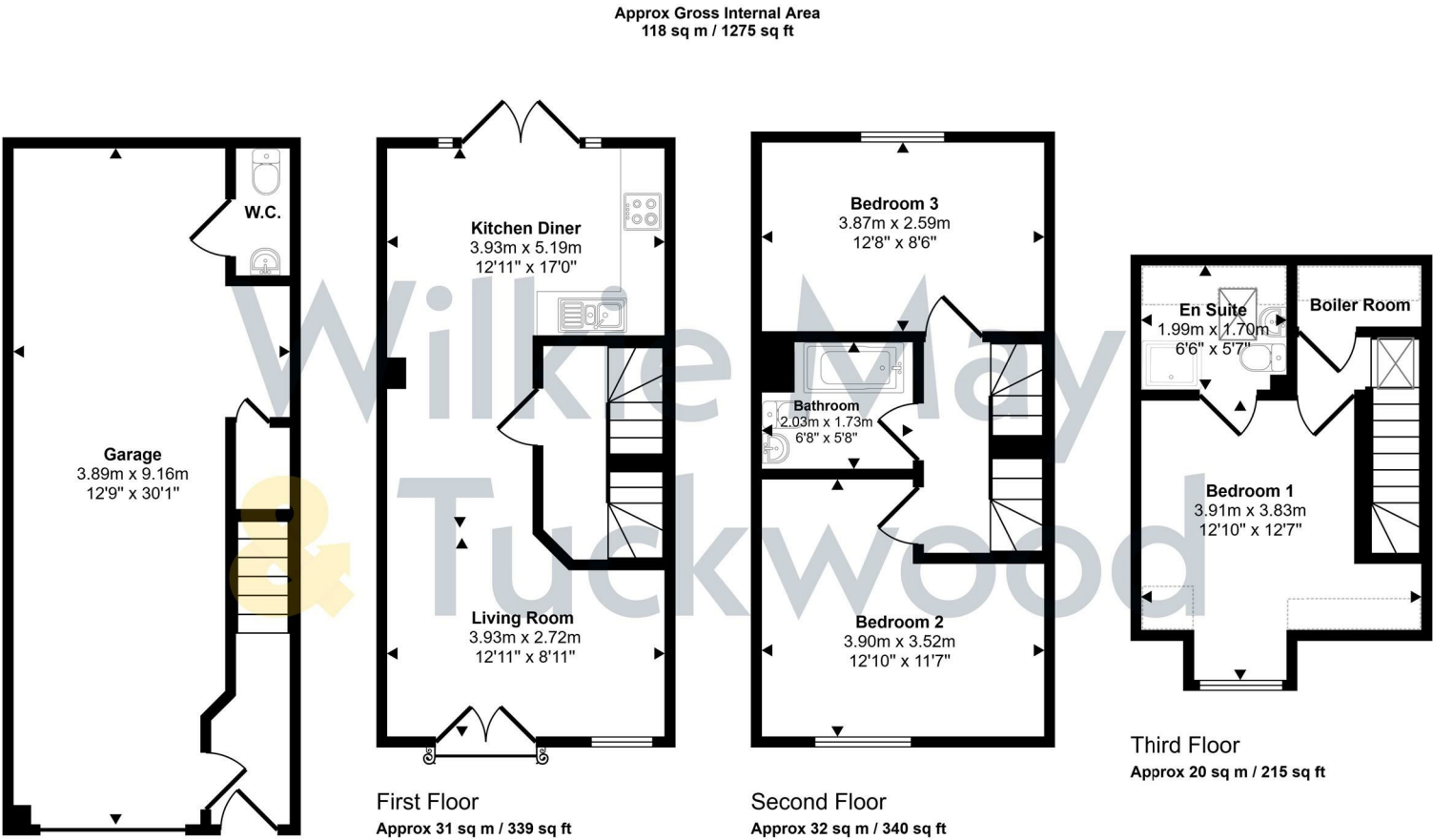
Watchet TA23 0FD

Price £277,500 Freehold



Wilkie May
& **Tuckwood**

Floorplan



Ground Floor
Approx 35 sq m / 381 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 modern three bedroom, three storey townhouse, situated in an elevated position above the town with outstanding sea views over the Bristol Channel toward the Welsh Coastline.

- No Onward Chain
- Well Presented Throughout
- Views to The Bristol Channel
- Garage
- Gas Fired Central Heating
- Solar Panels
- Close to Local Amenities
- Timber Framed Double Glazing



The property comprises a terraced house, built by Messrs Regal Heritage of Chumleigh, Devon, as part of a small development within easy walking distance of the town centre, the Marina and our coastline. The property has been run as a successful holiday let and figures are available for genuinely interested parties who may wish to continue with the letting. Alternatively, the property makes a comfortable family home, with the benefit of full timber framed double glazing, gas central heating, solar panels, a large Garage and south facing enclosed garden. No Onward Chain.

Part glazed composite door into Entrance Hall.

Door into Garage; with power and lighting, roller door.

Door into Downstairs WC; low level WC and wash basin.

Stairs from the Entrance Hall rise to the first floor landing, door into the open plan Living Room/Kitchen/Dining Room; double aspect, LVT wood effect flooring, views to the Bristol Channel and Welsh Coastline, ample room for a dining table.

The Kitchen has a range of white high gloss cupboards and drawers under a wood effect squared edge worktop, inset one and a half bowl stainless steel sink and drainer, tiled splashbacks, four ring gas hob with extractor fan over, fitted electric oven, integrated washing machine, integrated dishwasher, space for American fridge/freezer.

French doors to the south facing rear garden.

Stairs to the 2nd floor; Bedroom 2; with aspect to front again with views. Bedroom 3; aspect to rear.

Family Bathroom; with LVT wood effect flooring, white suite comprising a panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

Stairs to En-Suite Principal Bedroom; half landing with cupboard housing gas fired Glow Worm boiler with modern Gledhill stainless steel hot water cylinder.

Bedroom; with Dormer window, far reaching sea views, hatch to the roof space.

Door into En-Suite Shower Room; with low level shower tray, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail, Velux window.

OUTSIDE: The property has the benefit of an enclosed south facing garden laid to paving and chipping for ease of maintenance along with rising beds planted with cottage style plants.

MATERIAL INFORMATION:

Council Tax Band: D



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority:

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

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.



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