



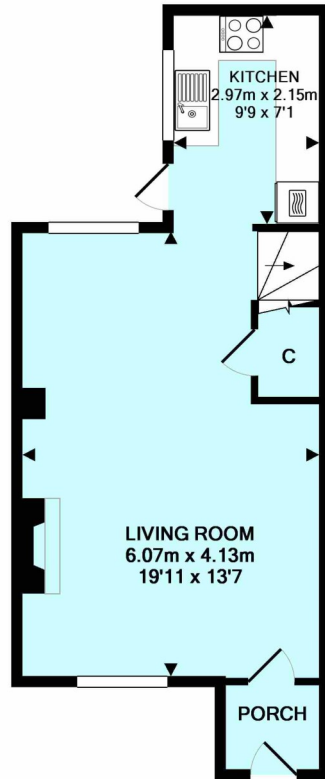
**Almyr Terrace,**  
Watchet, TA23 0DB  
£187,500 Freehold

			<b>E</b>
2	1	1	EPC

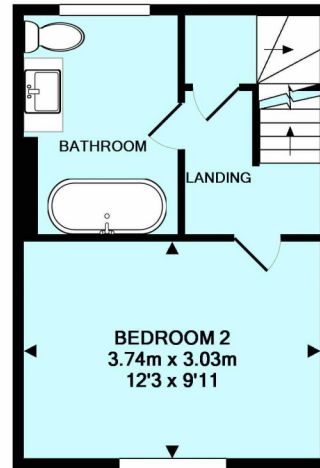
**Wilkie May  
& Tuckwood**



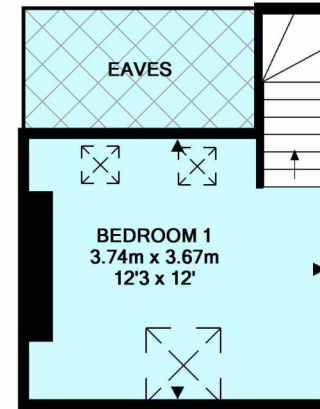
# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 32.9 SQ.M.  
(354 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 24.8 SQ.M.  
(267 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 15.8 SQ.M.  
(171 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.5 SQ.M. (791 SQ.FT.)

Copyright Wilkie May & Tuckwood. Every attempt has been made to ensure the accuracy of this floorplan however, measurements are approximate and for illustration purposes only, not to scale.  
Made with Metropix ©2017

# Description

A tucked away two bedroom terraced cottage with gas central heating, woodburner, sea views and No Onward Chain.

- Terraced
- 2 Bedrooms
- Sea View From 2nd Floor
- Popular Location
- No Onward Chain

## THE ACCOMMODATION COMPRISES IN BRIEF:

This delightful Victorian character cottage is situated within walking distance of local amenities, the West Somerset Steam Railway, Harbour and Marina. The property is of traditional stone construction under a tiled roof, and would make an ideal holiday cottage or first time purchase offering well balanced accommodation over 3 floors, with the benefit of full uPVC double glazing, gas central heating and No Onward Chain.

uPVC double glazed door leads into the Entrance Porch; with tiled flooring, door into; Living/Dining Room; double aspect, multifuel burner inset into chimney breast, under stairs storage cupboard, ample room for dining table, stairs rising to first floor, door into Kitchen; with aspect to side, with a range of wall and base units with 1 ½ bowl stainless steel sink and drainer inset into rolled edge work surfaces with tiled splash backs, fitted eye level electric cooker, space for an under counter fridge and separate freezer, space and plumbing for a washing machine, glazed door giving access to the rear courtyard 1st floor landing leading into Bedroom One; aspect to front. Large Family Bathroom; with white suite comprising a free standing bath thermostatic mixer shower over, wash basin inset into vanity unit, low level WC, heated towel rail, cupboard housing combi boiler for central heating and hot water, stairs from landing to 2nd floor; Bedroom Two/Attic Room; storage in eaves, 2 Velux windows opening to the rear and one Velux window opening to the front with sea views.



**OUTSIDE:** To the front of the cottage there is a small easily maintained garden laid to lawn with fence boundaries. To the rear of the cottage there is a small courtyard.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty

**Services:** Mains water, mains electricity, mains drainage, mains gas.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

**Council Tax Band:** A

**Parking:** There is street parking nearby but no allocated parking designated to this property.

**Broadband:** For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker:  
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

**Mobile:** For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: [checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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 February 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:

<sup>8</sup> 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.



**Tel: 01984 634793**  
35 Swain Street, Watchet, Somerset, TA23 0AE

