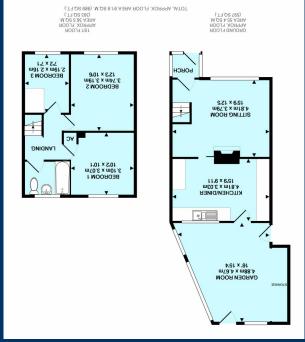




WILKIE MAY & TUCKWOOD



## OH0 52AT | J9d015W South Road

## 096'6913

## **GENERAL REMARKS AND STIPULATION**

Energy Rating: E Council Tax Banding: B **Tenure:** Freehold

**&**TUCKWOOD

**WILKIE MAY** 



Email: watchet@wilkie.co.uk Website: www.wilkie.co.uk 35 Swain Street, Watchet, Somerset, TA23 0AE Tel: 01984 634793

## school, middle school and shops. trait lesol and to the solution of the second strated in a very convenient position close to the local first.

reduired. permit should it be Housing and there is an annual charge of £60.00 per adjacent car park is owned and managed by Magna garden but currently provides off road parking. The with a small investment could easily be utilised as a and to the rear of the property is a concreted yard, which sbad batracined garden laid mainly to lawn with planted beds OUTSIDE: To the front of the property is an easily

.ebis bnsh be tound approximately 150 metres along on your left immediately left into South Road, where the property will 100 metres, turn right into St Decumans Road and Brendon Road, following the road round for approximately of the town and over the railway bridge, turn left onto DIRECTIONS: From our office on Swain Street, head out

.ejuo1 Lydeard and Minehead with Watchet and all local stations on runs regularly throughout the year connecting Bishops area. For steam enthusiasts, The West Somerset Railway and Watchet Harbour Marina, are notable attractions of the offer anyone wishing to make their home here. The coastline and a doctor's surgery, the town certainly has a great deal to antique, gift and art shops as well as pubs, hotels, a museum post office, hairdressers, convenience stores and a host of essential to modern living including; junior school, bank, a all the charm from long ago while offering the amenities airport easily commutable. 21<sup>st</sup> Century Watchet still holds is only half an hour away, with Bristol and its international Park and the Quantock Hills it is hard to believe that the M5 over two thousand years. Nestled between Exmoor National Watchet, boasting a colourful maritime history dating back LOCATION: Situated in the ancient harbour town of

> benefits from uPVC double glazing and off-road parking. with rendered elevations under a tiled roof and further current owner. The house is of traditional construction and had a new central heating system installed by the decorative order throughout and has been fully re-wired ex-local authority family home which will be found in good DESCRIPTION: The property comprises a 3-bedroom

> storage and doors to the side alley and off road parking. with tiled floor to match the Entrance Porch, recessed plumbing for a washing machine. Door into Garden Room electric cooker with extractor fan over and space and splashbacks, space for tall fridge freezer, space for with mixer tap over, matching wall cupboards, tiled inset stainless steel one and a half bowl sink and drainer cupboards and drawers under a rolled edge worktop with door into; Kitchen, the kitchen has a good range of place with tiled hearth, under stairs storage, TV point and Living Room with wood effect laminate floor, open fire Porch with tiled floor and obscure glazed uPVC door into; ACCOMMODATION: UPVC double glazed Entrance

> lib1 panelled bath, pedestal wash basin, WC and heated towel front. Part Tiled Bathroom with white suite, comprising water, and the third bedroom having an aspect to the with Glow Worm combi boiler for central heating and hot distant views to The Quantock Hills, a built in cupboard two of which are doubles with the rear bedroom having bedroom or hobby room. There are also three bedrooms, loft space with potential to be converted to a further To the first floor: Landing with loft hatch and loft ladder to

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 hor sany authority to make or give any entations of tact, 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 for any expenses incurred by representations or 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 reference to contect, but any intending purchasers from the details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or 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, MPORTANT 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

o obtain verification from their Solicitor 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 The PROPERTY MISDESCRIPTIONS ACT 1991 The agent has not tested any apparature, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is

Jallas aut of acceptance of the prospective buyer's progress in Scotland, conclusion of missives) and must include regular moniforing of the prospective buyer's progress in achieving the funds required, and reporting such progress the solution of the Bata Protection that is available should be included in the Memorandum of Sale having regard to the provision of the Data Protection Act and available should be included in the working regard to the provision of the Bata Protection that is a start of the provision of the second start of the provision of the second start of the provision of the 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 5. Financial Evaluation sa 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

importance to you, please contact the office and we will be pleased to check the information with you. MEUTS 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