



South Road
Watchet. TA23 0HG

WILKIE MAY
& TUCKWOOD

A 3 bedroom terraced family home situated in a very convenient position close to the local first school, middle school and shops.

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

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

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

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

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

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

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 purchasers 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, references to condition and necessary permissions 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 warranties in relation to this paper or 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. 5. 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 or surveyor. 6. Financial Evaluation. 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. 9. MEASUREMENTS AND OTHER INFORMATION. All measurements are approximate. While we endeavour to make our sales particulars 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.

GENERAL REMARKS AND STIPULATION

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

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£169,950

WILKIE MAY & TUCKWOOD



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