



Doniford Road

Watchet TA23 0TE

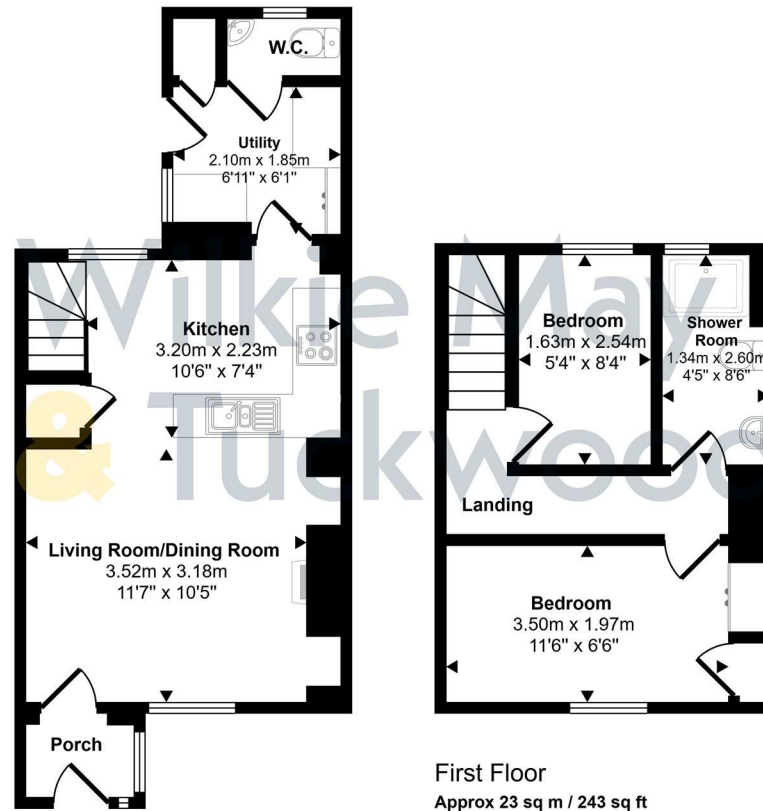
Price £220,000 Freehold



Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
53 sq m / 566 sq ft



Ground Floor
Approx 30 sq m / 323 sq ft

First Floor
Approx 23 sq m / 243 sq ft

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

A comprehensively renovated and beautifully presented terraced two bedroom cottage, ideal for first time buyers, investors or for those seeking a second home.

- Beautifully Presented Accommodation
- 2 Bedrooms
- Modern Electric Heating
- Wood Burner
- Ideal First Time Buy or Investment



The property comprises a terraced house of traditional stone construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and modern electric heating. The current owners has comprehensively renovated the property from top to bottom, to include internal remodelling, new electrics, installation of a new Kitchen, Shower Room, Woodburner and heating system.

The accommodation in brief comprises; Part glazed composite door into the open plan Living Room/Kitchen; with a double aspect, chimney breast with inset woodburner on a slate heart with reclaimed beam over, alcove storage cupboards, oak effect laminate flooring, under stairs storage cupboard, newly fitted kitchen comprising a range of white shaker style cupboards and drawers under a wood effect rolled edge worktop with inset sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven with four ring induction hob and extractor fan over, breakfast bar, door into the Utility Room; with oak effect laminate flooring, worktops to match the kitchen, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for under counter fridge and freezer, airing cupboard housing modern cylinder with immersion switch. Downstairs WC; with low level WC, wash basin. Stairs to first floor landing from the Living Room/Kitchen; with wood panelling. Bedroom 1; aspect to front. Bedroom 2; aspect to rear overlooking the memorial ground and out towards the Bristol Channel. Shower Room; with a large walk in shower cubicle, multi panel surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: To the front of the property there is a block paved driveway affording off road parking for two small/medium cars. To the rear of the house there is a paved courtyard garden with pedestrian gated access to the Memorial Ground.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage

Parking: There is off road parking at 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

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

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the 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.

