





The Rope Walk

Watchet TA23 0ET

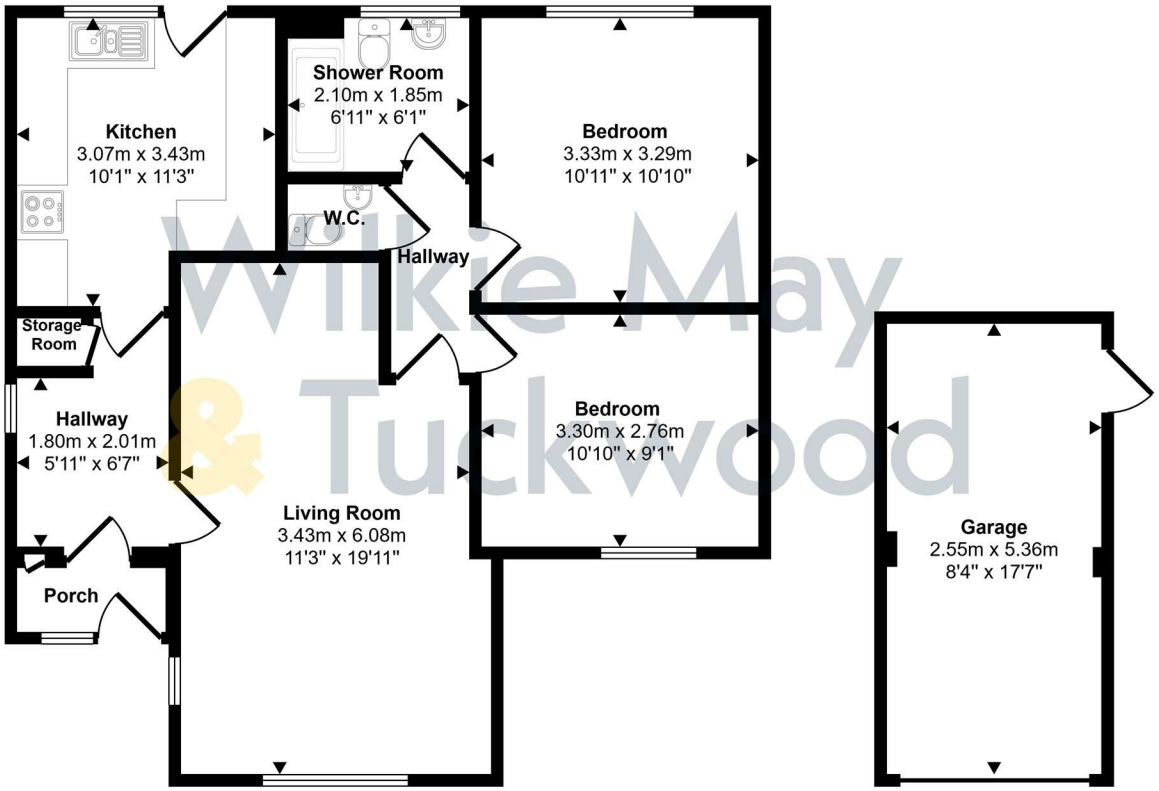
Price £275,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
81 sq m / 871 sq ft



Wilkie May & Tuckwood

Floorplan
Approx 67 sq m / 723 sq ft

Garage
Approx 14 sq m / 147 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.

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Description

A well-presented two bedroom semi-detached bungalow situated in a cul-de-sac position, within walking distance of the town centre with No Onward Chain.

- Semi-Detached
- 2 Bedrooms
- Immaculate Throughout
- Far Reaching Sea Views
- No Onward Chain

The accommodation in brief comprises; Obscure Glazed door into Entrance Porch; glazed door into Entrance Hall; storage cupboard. Living Room; with double aspect. Kitchen; with aspect to rear with far reaching sea views, tiled floor, fitted kitchen comprising a good range of cream coloured cupboards and drawers under a wood effect laminate rolled edge worktop with inset ceramic one and a half bowl sink and drainer, mixer tap over, space and plumbing for washing machine, space for electric cooker with extractor hood over, tiled splashback, space for under counter fridge. Rear Hall; hatch to roof space with ladder and combi boiler for central heating and hot water. Bedroom 1: aspect to rear. Bedroom Two; aspect to front. Separate Wc; tiled floor, low level WC, wash basin. Shower Room; with tiled floor, shower cubicle with tiled walls, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: The property sits on a corner plot, with wrap around gardens playing host to a number of established plants and shrubs. There is off road parking, a Garage with electric roller door, power and lighting, personal door to the garden, a greenhouse and summerhouse.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking and a Garage 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.

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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.











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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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The Property Ombudsman

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