



Quantock Road

Watchet TA23 0DZ

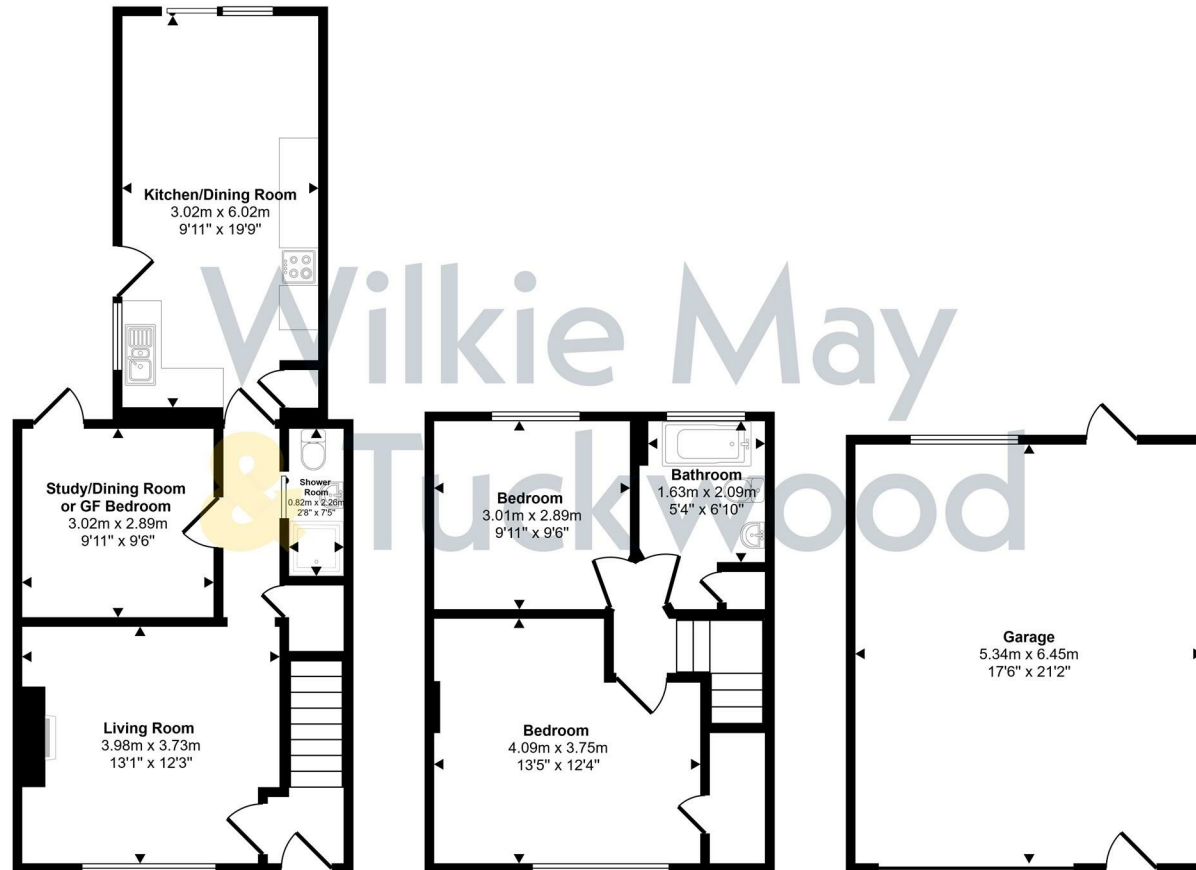
Price £269,950 Freehold



**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
121 sq m / 1301 sq ft



Ground Floor
Approx 53 sq m / 566 sq ft

First Floor
Approx 34 sq m / 364 sq ft

Garage
Approx 34 sq m / 371 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 heavily extended two bedroom terraced family home with a large garage, and private gardens situated in a convenient location close to the local shops and primary school.

- Terraced
- 2 or 3 Bedrooms
- Heavily Extended
- Large Garage
- Convenient Location



The accommodation in brief comprises; Solid wooden door into Entrance Hall: engineered wooden flooring, glazed door into, Sitting Room: aspect to front, chimney breast with Eco multifuel burner with back boiler for central heating and hot water supply, slabbed hearth, wooden mantel over, TV point. Inner Hall: with wood effect laminate flooring, door into Dining Room/Study/Bedroom 3: wood effect laminate flooring, door to outside. Ground Floor Shower Room: wood effect laminate flooring, shower cubicle with tiled surround, electric Mira Sport shower over, low level WC, heated towel rail, wash basin with tiled splashback. Kitchen/Dining Room: double aspect, door to side covered way, wood effect laminate flooring, basic range of kitchen cupboards and drawers under a rolled edge worktop with inset stainless steel sink and double drainer, mixer tap over, tiled splashbacks, space for oven, space and plumbing for washing machine, space for tall fridge/freezer, storage cupboard, sliding patio doors to courtyard. Stairs to first floor; landing, hatch to roof space. Bedroom 1: aspect to front, built in wardrobe over the stairs. Bedroom 2: aspect to rear with distant views to the Quantock Hills. Family Bathroom; white suite comprising a panelled bath, electric Gainsborough shower over, low level WC, wash basin inset into double cupboard, airing cupboard housing modern cylinder with electric immersion and wood slat shelving.

OUTSIDE: To the front of the property is a small garden laid to slate chippings for ease of maintenance. To the rear of the house, off the kitchen is a useful wood store/side covered way, an open courtyard laid to paving and playing host to an established grape vine. There is a personal door into the Garage: with up and over door, further personal door, power, lighting, water supply and inspection pit.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage

Parking: There is a Garage and street 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

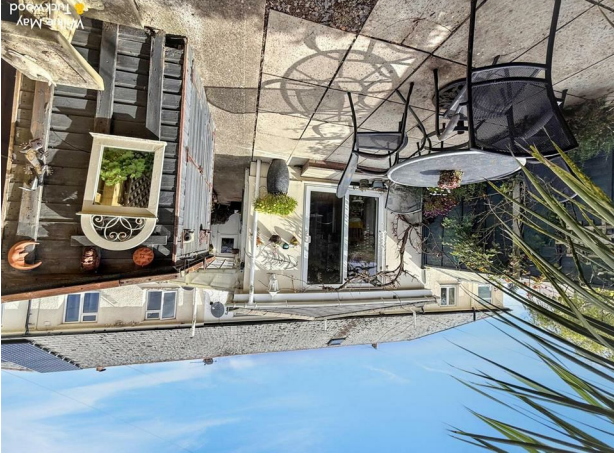
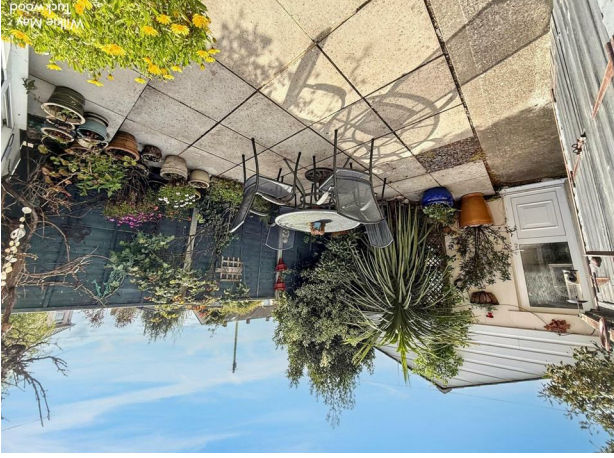
Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: B

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX Risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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 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 contract on behalf of the vendor; 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 property on behalf of Wilkie May & Tuckwood, nor enter into any 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.
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 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. References to the feature 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.



Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

Tel: 01984 634793

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