Wyndham Road

Watchet TA23 0EA

Price £235,000 Freehold

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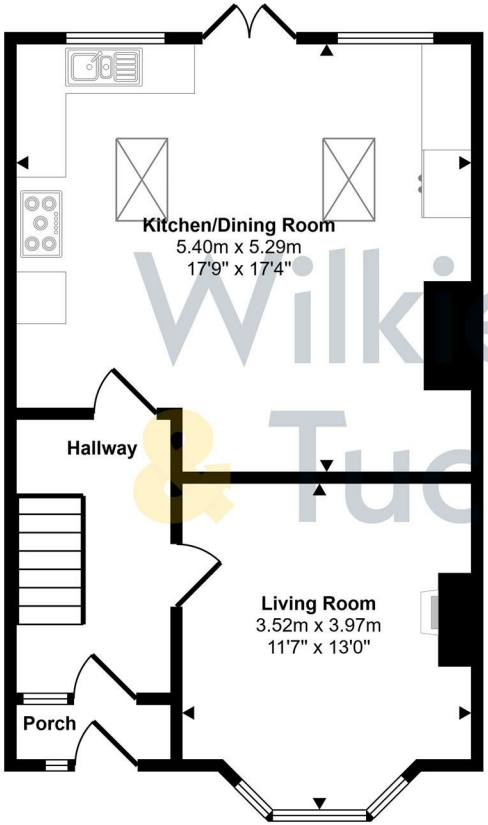
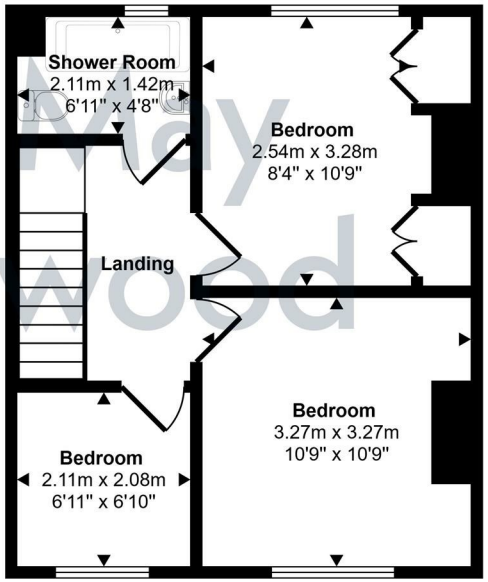
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
86 sq m / 925 sq ft



Ground Floor
Approx 49 sq m / 527 sq ft



First Floor
Approx 37 sq m / 398 sq ft

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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.

WM&T

Description

A well presented three bedroom terraced family home, with off road parking, enclosed gardens and No Onward Chain, situated close to the primary school and park.

- No Onward Chain
- Terraced
- 3 Bedrooms
- Well Presented
- Wood Burner
- Off Road Parking

The accommodation in brief comprises; Part glazed composite door into the Entrance Porch with decorative quarry tiled floor, part glazed original wooden door into the Entrance Hall, with LVT tile effect flooring, under stairs storage, panelled door into the Living Room, with bay window, an aspect to the front, alcove storage cupboards, living flame coal effect gas fire with polished stone surround and hearth. Kitchen/Dining Room; with aspect to rear, LVT tiled effect flooring, Velux windows, fitted kitchen comprising a range of cream shaker style cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashback, space for range oven (included in the sale), with extractor hood over, space for tall fridge freezer, space and plumbing for a washing machine, integrated dishwasher, wood burner inset into the chimney with polished stone hearth, alcove cupboards, French doors to the rear garden.

Stairs to the floor landing; hatch to roof space with loft ladder. Bedroom 1; aspect to rear, feature cast iron fireplace, built in wardrobes, cupboard housing Baxi combi boiler for central heating and hot water. Bedroom 2; aspect to front, cast iron feature open fireplace. Bedroom 3; aspect to front. Shower Room; fitted modern suite comprising a low level shower cubicle with multi panelled surround, thermostatic mixer shower over, low level Wc, wash basin, heated towel rail.

OUTSIDE: The property has a small front garden laid to chippings for ease of maintenance. The rear gardens are walled, and the owner has created a beautiful and colourful garden. There is a shed with power and an adjacent car port providing off road parking.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

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.

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.org.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 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, reference 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 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 warranty 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 intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 9th September 2026. 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 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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