





Whitehall

Watchet TA23 0BE

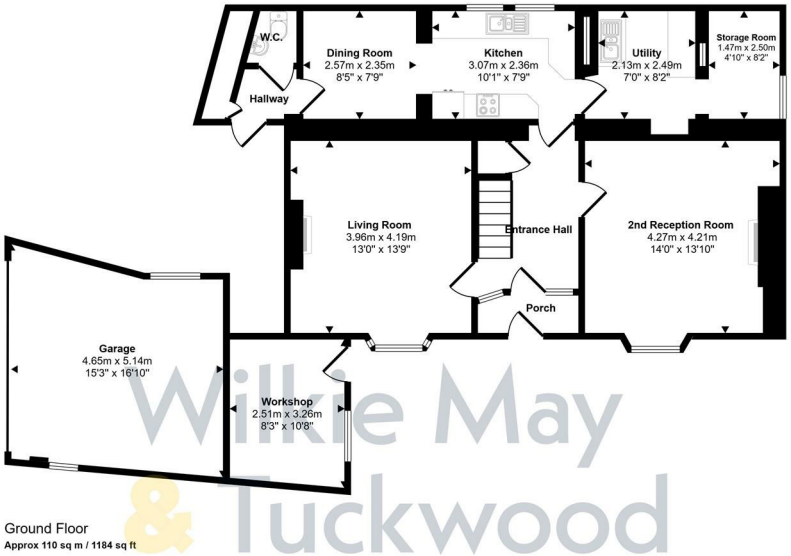
Price £375,000 Freehold

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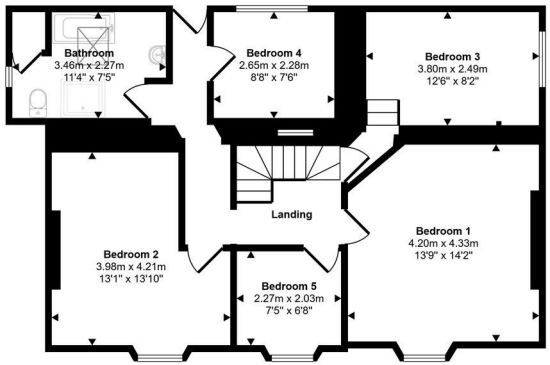
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
192 sq m / 2062 sq ft



Ground Floor
Approx 110 sq m / 1184 sq ft



First Floor
Approx 82 sq m / 878 sq ft

Wilkie May & Tuckwood

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

An attractive detached five bedroom family home, situated within easy walking distance of the town centre and popular Mineral Line.

- Close to Local Amenities
- Off Road Parking
- Gas Fired Central Heating
- Large Garage With Adjoining Workshop
- 2 Reception Rooms

The property comprises a detached house, that is coming to the market for the first time in 60 years, with flexible and spacious 5 bedroomed, two reception accommodation arranged over two floors. The house has the benefit of gas central heating, private gardens, and a large Garage with adjoining Workshop which historically was used by a local Vet as a small practice.

The accommodation in brief comprises; Part glazed wooden door into Entrance Porch; glazed door into Entrance Hall; with wood block flooring, understairs storage.

Sitting Room; with aspect to front, open fire with original tiled surround and hearth.

Second sitting room with aspect to front, open fire with inset wood burner with wooden mantle over, tiled hearth.

Kitchen; with aspect to rear, a range of washed limed oak effect cupboards and drawers, under a granite effect rolled edge worktop with inset one and a half bowl sink and drainer with mixer tap over, tiled splashbacks, fitted eye level electric oven, four ring electric hob, space and plumbing for a dishwasher, space for an under counter fridge.

Glazed door into Utility Room; with a basic range of cupboards under a granite effect rolled edge worktop with inset stainless steel sink and drainer, tiled splashbacks, space and plumbing for a washing machine.

Squared archway into storage room, aspect to side.

Dining Room; off of the kitchen with a tiled floor, glazed door into side hallway.

Door to front.

Door into downstairs WC, tiled floor, low level WC and wash hand basin. Stairs to first floor landing with hatch to loft space.

Bedroom One; with aspect to front, Victorian cast iron feature fireplace, far reaching views to the Quantock Hills.

Bedroom Two; aspect to front, cast iron Victorian feature fireplace., far reaching views to the Quantock Hills

Bedroom 3; with aspect to the side.

Bedroom 4; aspect to the rear with Velux window.

Bedroom 5; aspect to front.

Family Bathroom; with white suite, comprising panelled bath with tiled surround, separate shower cubicle with electric Mira Zest shower over., low level WC, wash hand basin inset into vanity unit, cupboard housing Ideal combi boiler for central heating and hot water, Velux window.

OUTSIDE: To the front of the house there is an easy to maintain, cottage style garden. There is access into the Workshop with power and lighting and original Victorian cast iron fireplace. Adjacent to the workshop is the large Garage with electric up and over door, power and lighting. To the rear of the house, the gardens enjoy far reaching views to the Quantock Hills and are laid mainly to lawn, incorporating an outside WC, summerhouse, greenhouse, two timber sheds, and low level vegetable beds.











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'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.

Tel: 01984 634793

Wilke May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23 0AE

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