



## Doniford Road

Watchet, TA23 0TG.  
£225,000 Freehold

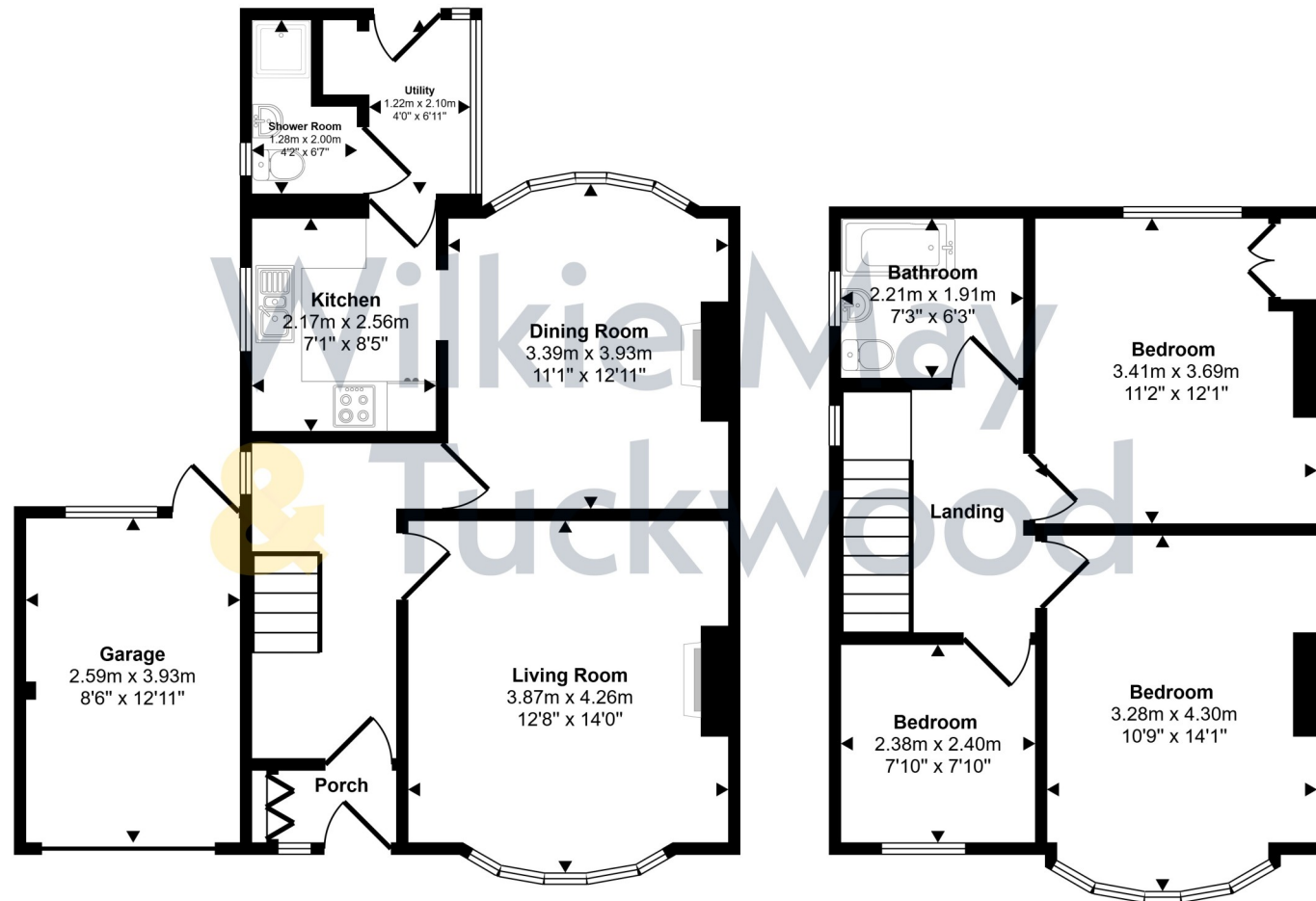


**Wilkie May**  
& Tuckwood



# Floor Plan

Approx Gross Internal Area  
107 sq m / 1149 sq ft



Ground Floor  
Approx 62 sq m / 666 sq ft

First Floor  
Approx 45 sq m / 483 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 spacious three-bedroom semi-detached 1930's family home in need of modernisation with Garage, Gardens and No Onward Chain.

- Semi-Detached
- 3 Bedrooms
- Needs Modernisation
- Family Home
- No Onward Chain

The property comprises a semi-detached 1930's family home of traditional brick construction with part rendered elevations under a tiled roof with the benefit of full uPVC double glazing, gas central heating and No Onward Chain. The property is in need of modernisation and has off road parking, a garage and enclosed gardens.

The accommodation in brief comprises; Part glazed wooden door into; Entrance Porch; storage cupboard, glazed door into; Entrance Hall; understairs storage cupboard. Living Room; with bay window, gas fire (disconnected) with tiled surround and hearth. Dining Room; with mock electric fire, bay window, aspect to rear. Kitchen; with aspect to side, basic range of white cupboards and drawers under a wood effect laminate worktop with inset one and a half bowl stainless steel sink and drainer with mixer tap over, tiled splashbacks, eye level electric oven, four ring gas hob, space for under counter fridge. Downstairs Shower Room; low level WC, wash basin, shower tray with tiled surround with thermostatic mixer shower over. Utility Area / Rear Porch; with space and plumbing for washing machine, door to rear garden.

Stairs to the first-floor landing with hatch to roof space. Bedroom 1; with aspect to front. Bedroom 2; with aspect to rear, cupboard housing Worcester boiler and modern foam lagged hot water tank with immersion switch. Bedroom 3; with aspect to front. Family Bathroom; with white suite comprising panel bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin.



**OUTSIDE:** There is off road parking for one vehicle, a Garage with up and over door with power and lighting and personal door to the garden. The front garden is laid to lawn. The rear garden is also laid to lawn and is easily maintained due to its size.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty

**Services:** Mains water, mains electricity, mains drainage, mains gas.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

**Council Tax Band:** C

**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](https://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](https://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](https://flood-map-for-planning.service.gov.uk/location)

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 August 2025. 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.