



Causeway Terrace

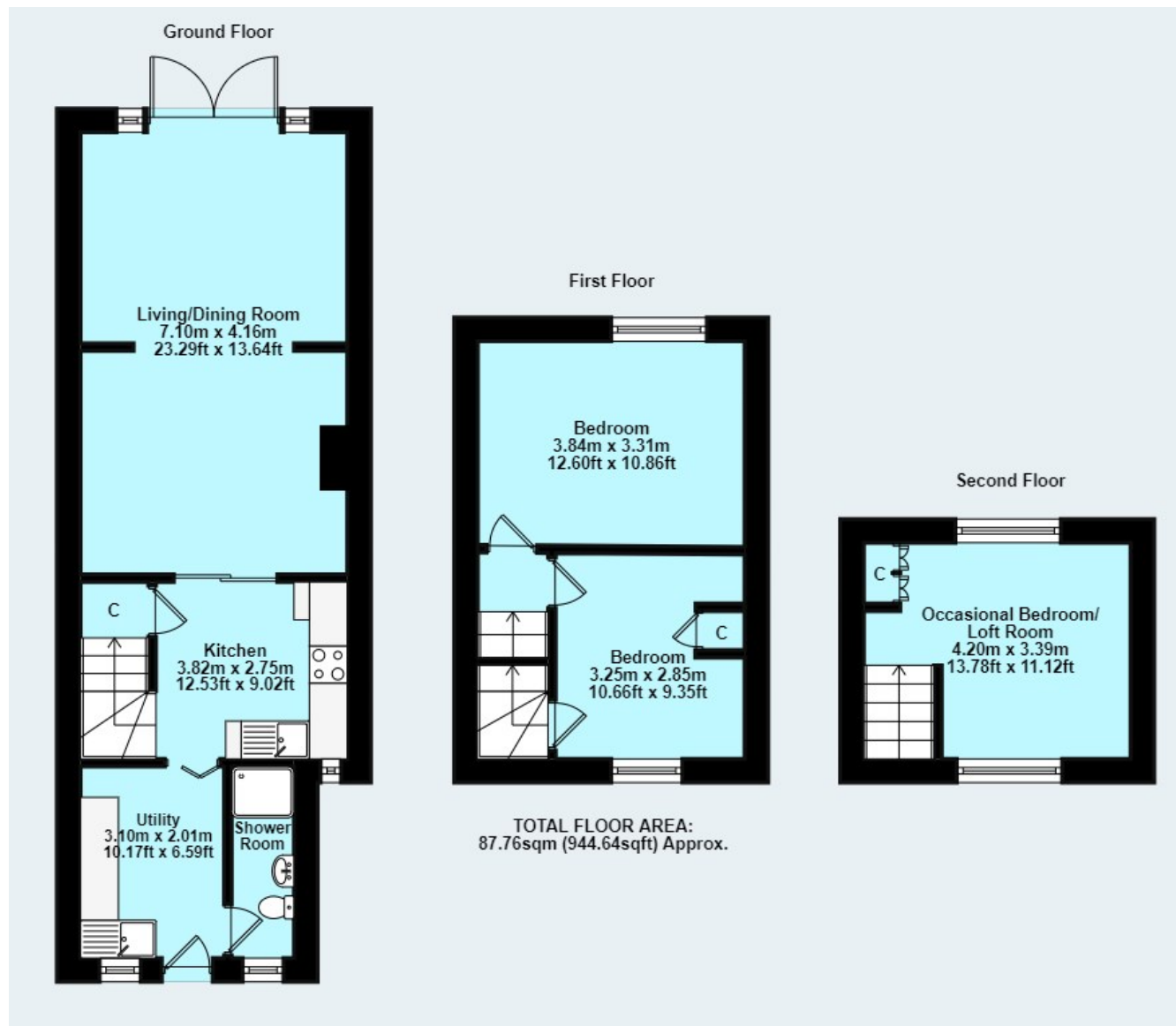
Watchet TA23 0HP

Price £187,500 Freehold



Wilkie May
& Tuckwood

Floorplan



Description

NO ONWARD CHAIN – An extended two bedroom terraced cottage with a Garage, and views to the Bristol Channel and Quantock Hills.

- No Onward Chain
- Garage
- Off Road Parking
- Gas Fired Central Heating
- uPVC Double Glazing
- View to The Bristol Channel & Quantock Hills
- Cosmetic Modernisation Required



DESCRIPTION: The property comprises an extended terraced cottage with rendered elevations under a tiled roof with the benefit of uPVC double glazing and gas central heating, situated in a popular location, that provides spacious accommodation over three floors. The accommodation is in need of cosmetic modernisation and there are views from the front to the Bristol Channel and from the rear to the Quantock Hills. No Onward Chain

The accommodation in brief comprises; part glazed uPVC door into Utility Room; aspect to front, range of wooden fronted cupboards under a granite effect rolled worktop with inset stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer and undercounter fridge, cupboard housing iDEAL combi boiler for central heating and hot water.

Door into Ground Floor Shower Room; with a tiled floor, aspect to front, white suite comprising shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail.

Kitchen; with a good range of white coloured cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl sink and drainer, mixer tap over, tiled splashbacks, space for gas oven with extractor fan over, cupboard under the stairs

Living Room/Dining Room; aspect to rear, patio doors to rear courtyard, living flame coal effect gas fire inset into chimney breast with reconstructed stone surrounds.

Stairs to first floor; Bedroom 1; aspect to rear, excellent range of fitted bedroom furniture.

Bedroom 2; aspect to front, built in linen cupboard.

Door leading to the 2nd floor Occasional Bedroom/Loft Room with double aspect enjoying views to the Bristol Channel and to the Quantock Hills.

OUTSIDE: The property has off road parking with a Garage; with up and over door, power and lighting. Behind the Garage is a further garden space laid to lawn.



ACCOMMODATION:

Utility Room

Ground Floor Shower Room

Kitchen

Living Room

Dining Room

Stairs to First Floor

Bedroom 1

Bedroom 2

2Nd Floor Occasional Bedroom/Loft Room

Gardens

Garage

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold



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

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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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