



Causeway Terrace

Watchet TA23 0HP

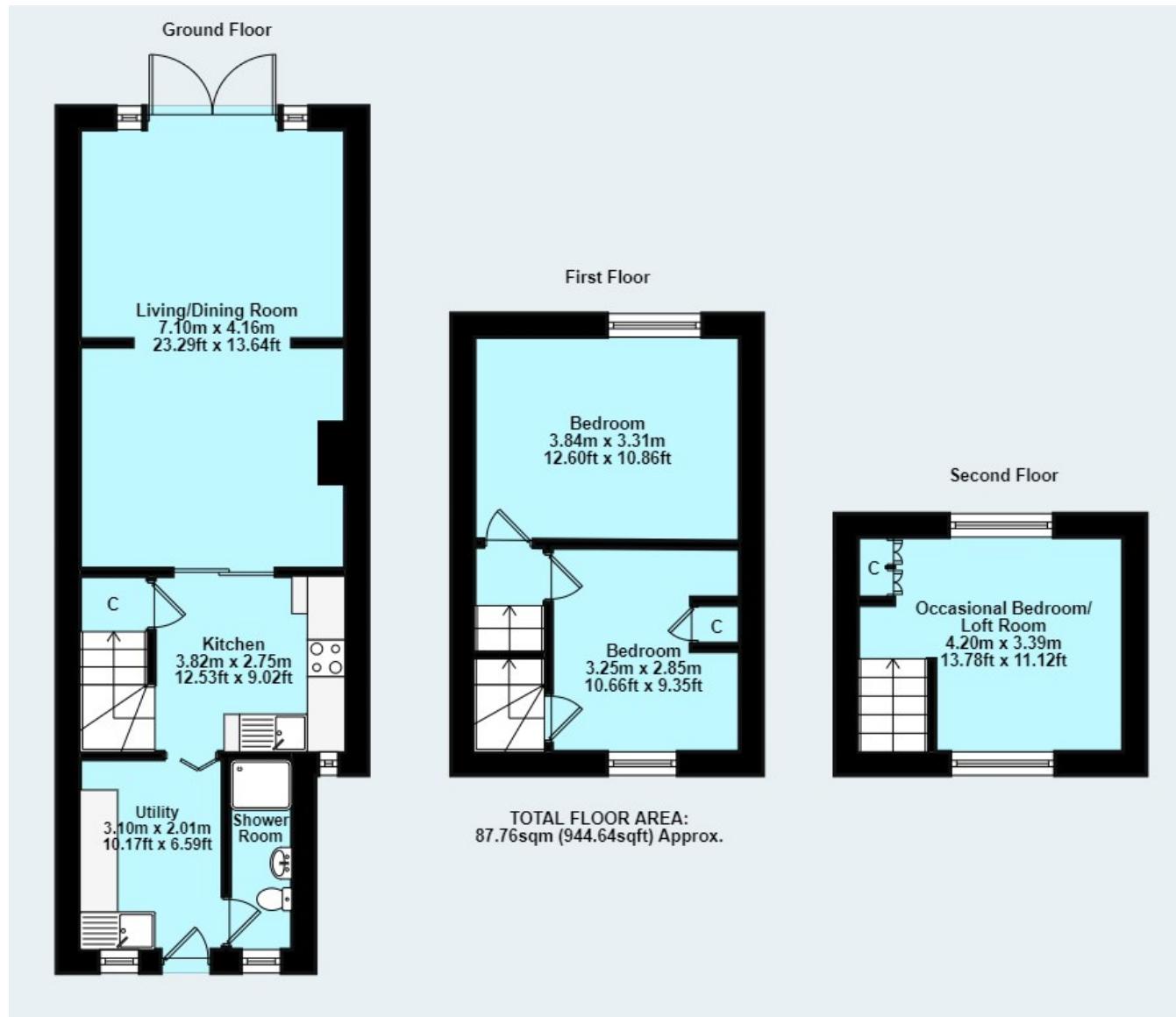
Price £187,500 Freehold



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EPC

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

The agent has not tested any 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 or surveyor. References to the 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.

8. Financial Evolution 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 cash buyer or any combination of contracts (in Scotland, conclusion of missives) and must include regular monitoring the funds required to achieve the prospective buyers progress in achieving the funds needed after the sale of a property, and reporting such progress to the seller.

9. Memorandum of Sale Protection Act 2008 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 cash buyer or any combination of contracts (in Scotland, conclusion of missives) and must include regular monitoring the funds required to achieve the prospective buyers progress in achieving the funds needed after the sale of a property, and reporting such progress to the seller.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will contact one of them. 3. No person in the employ of Willie May @ Tuckwood has any authority to make any representations or warranties in relation to this property or its fixtures and fittings. Prospective buyers are advised to inspect the property on behalf of Willie May @ Tuckwood, or enter into a formal contract of sale with the vendor. 4. No person in the employ of Willie May @ Tuckwood has any authority to give any representations or warranties by inspection or otherwise as to the correctness of each of the details of the property or its fixtures and fittings or other details of an offer or contract. Prospective purchasers should not rely on any information given in good faith, and are relieved to be correct but may need 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 may need 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 may need 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 may need to seek their own professional advice.

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

and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download

Property Location: Council Tax Band: B

Local Authority:

Services:

Tenure: Freehold

GENERAL REMARKS AND STIPULATIONS:

