





Doniford Road

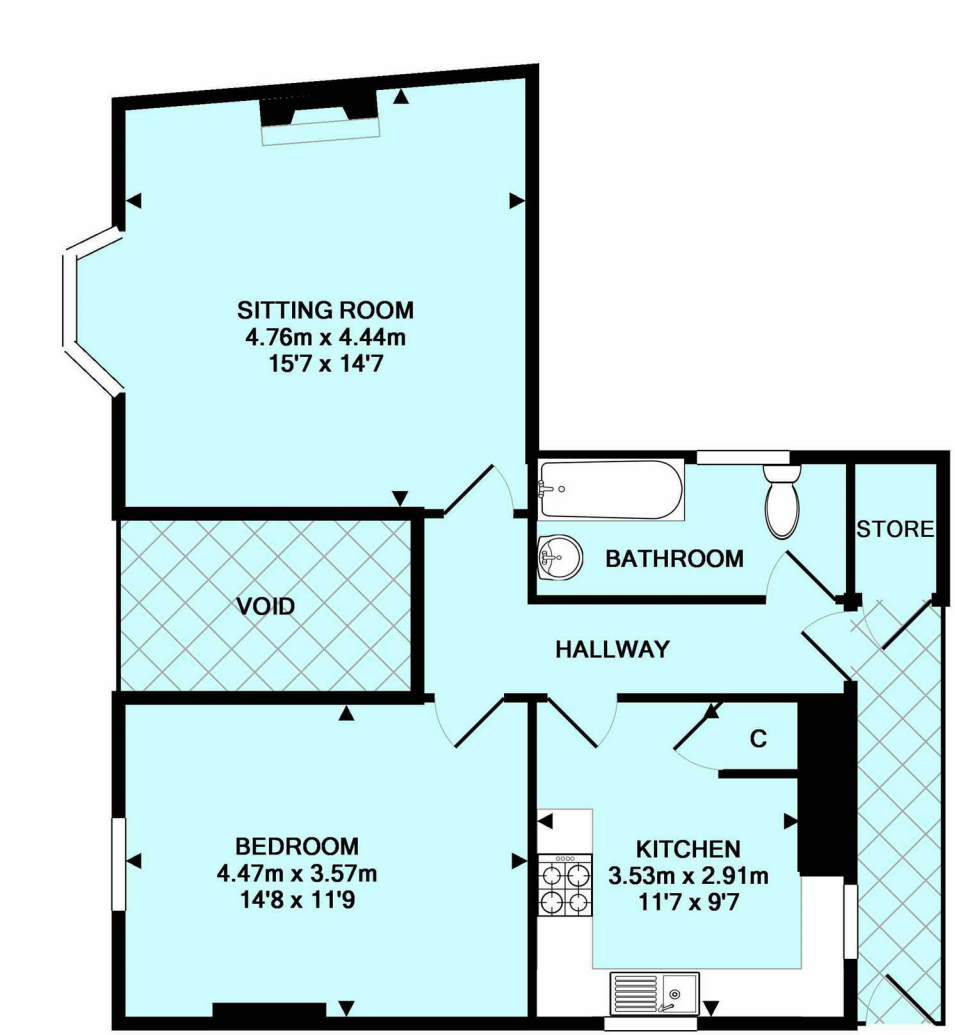
Watchet TA23 0DE

Price £149,950 Leasehold

1 | 1 | 1 | C EPC

Wilkie May & Tuckwood

Floorplan



TOTAL APPROX. FLOOR AREA 60.8 SQ.M. (654 SQ.FT.)

Made with Metropix ©2019

WM&T

Description

A well-presented and very spacious one-bedroom ground floor apartment finished to a high specification with off road parking and gas central heating.

- Ground Floor Flat
- 1 Large Bedroom
- Immaculate Throughout
- Off Road Parking
- Convenient Location

The property comprises one of a pair of converted apartments situated in a convenient position close to the town centre and amenities. The apartment has a large reception room and generous double bedroom and was converted around 5 years ago to include new wiring, plumbing, heating and fixtures throughout. The property would make a fantastic first-time purchase or investment opportunity.

In brief the accommodation comprises; Rear covered porch with outside tap and lighting, access to an outside storage cupboard with power and lighting. Door into Entrance Hall with tiled floor. Kitchen/Breakfast Room; tiled floor, aspect to rear, Howdens newly fitted kitchen with a range of shaker style grey cupboards and drawers under a wood effect work top with inset stainless steel sink and drainer with mixer tap over, subway tiled splash back, electric cooker with 4 ring gas hob and extractor fan over, space and plumbing for washing machine, wall mounted Baxi combi boiler for central heating and hot water, space for tall fridge/freezer, full height larder cupboard. Living Room; aspect to front, bay window, original Victorian open fireplace. Bedroom 1; aspect to front. Bathroom; tiled floor, modern white suite comprising panel bath with subway tile surround, thermostatic mixer shower over, pedestal wash basin with tiled splash back, low level W/C, heated towel rail.

OUTSIDE: The property has 1 allocated parking space and a small gravelled garden in front of the Living Room window. To the rear there is a covered alley and storage cupboard.

MATERIAL INFORMATION:

Council Tax Band: A

Tenure: Leasehold, subject to the remainder of the original 999 year lease. 50% maintenance agreement for the general maintenance of the building with the flat above.

Utilities: Mains water, electricity, gas and sewerage.

Parking: There off road parking for one vehicle 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.

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.







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 28th October 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.

Tel: 01984 634793

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

The Property Ombudsman

rightmove

WM&T