

## Gladstone Terrace

Watchet TA23 0DP

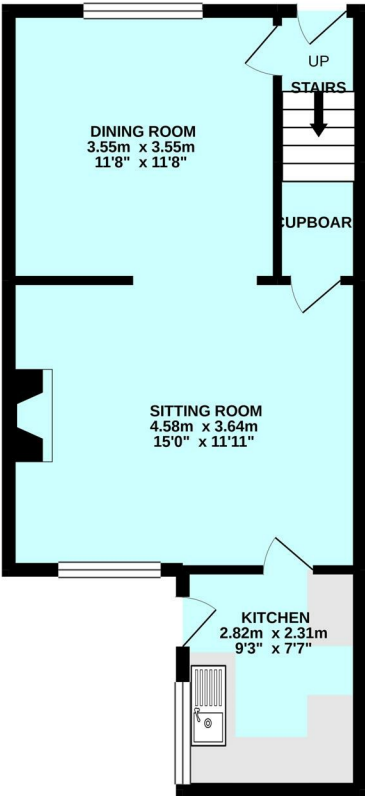
Price £227,500 Freehold



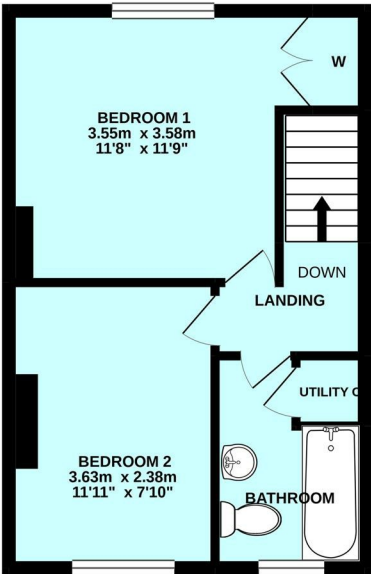
**Wilkie May  
& Tuckwood**

# Floorplan

GROUND FLOOR  
39.8 sq.m. (428 sq.ft.) approx.



1ST FLOOR  
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA: 73.2 sq.m. (788 sq.ft.) approx.  
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# Description

**NO ONWARD CHAIN – GARAGE & PARKING**  
- A well presented 2 bedroom terraced cottage with a garage and off road parking.

- Well Presented
- Garage & Off Road Parking
- Wood Burner
- Close to Amenities
- Gas Fired Central Heating
- No Onward Chain



The accommodation in brief comprises; stained wooden door with inset glass pane into Kitchen; white painted kitchen cupboards and drawers under a granite effect rolled edge work top, tiled splashbacks, inset stainless steel sink and drainer, mixer tap over, space for electric cooker with extractor fan over, space for under counter fridge, space and plumbing for dishwasher, Baxi combi boiler for central heating and hot water.

Door into Sitting Room; stripped wooden floorboards, aspect to rear, feature open fireplace with decorative surround and mantle, under stairs storage, TV point.

Archway into Dining Room; stripped wooden floorboards, aspect to front, inset wood burner with slate hearth.

Part glazed door into Entrance Hall, part glazed door to front pedestrian walkway.

Stairs rising to the first floor; hatch to roof space.

Bedroom 1; painted wooden floorboards, aspect to front,

built in wardrobe. Bedroom 2; painted wooden floorboards, aspect to rear with distant views to the Quantock Hills.

Bathroom; p shaped panelled bath, tiled surround, thermostatic mixer shower over, low level W/C, wash basin inset into double cupboard.

Utility Cupboard with space and plumbing for a washing machine, space for tumble dryer over, shaver point.

OUTSIDE: To the front of the property there is a small fenced garden with gated access. To the rear of the property there is a small easily maintained courtyard garden enjoying a sunny aspect. A local authority maintained lane divides the house from the Garage; which has an up and over door, extended workshop area, window to the rear, power and lighting and inspection pit.



### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Freehold

**Services:** Add text here

**Local Authority:**

**Property Location:** Add text here **Council Tax Band:** A

**Broadband and mobile coverage:** Add text here

**Flood Risk:** Add text here

**Planning:** Add text here

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 April 2024.

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.



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**WM&T**