



St. Decumans Road

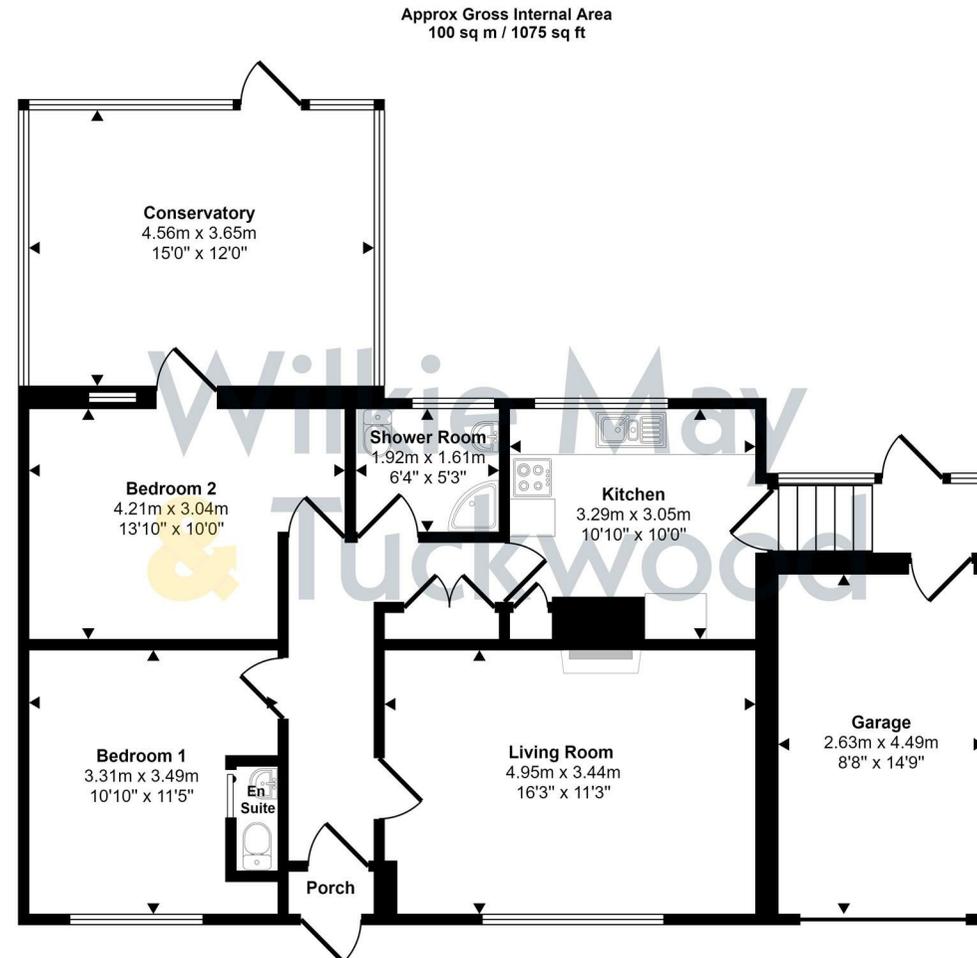
Watchet TA23 0AT

Price £270,000 Freehold



Wilkie May
& Tuckwood

Floorplan



Floorplan

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

NO ONWARD CHAIN – A detached two bedroom bungalow, with No Onward Chain and deceptively spacious gardens enjoying views to the Bristol Channel.

- No Onward Chain
- Far Reaching Views
- Walking Distance to Town Centre
- Garage & Off Road Parking
- uPVC Double Glazing
- Gas Fired Central Heating



The property comprises a detached bungalow of traditional brick and block construction under a tiled roof, with full uPVC double glazing and gas central heating, situated just above the town centre with far reaching views to the Bristol Channel. The bungalow is deceptively spacious and is available with No Onward Chain.

The accommodation in brief comprises; Part glazed uPVC door into Entrance Porch, glazed aluminium door into Entrance Hall.

Hatch to roof space, single built in linen cupboard, airing cupboard with modern foam lagged hot water cylinder and wood slat shelving, immersion switch.

Living Room; with aspect to front, open fire with original tiled surround and hearth.

En-suite Bedroom 1; with aspect to front, sliding door into En-suite with low level WC and wash basin. Bedroom 2; with aspect to rear, that could be used as a dining room with a glazed uPVC door into the large Conservatory; with triple aspect and tiled floor and far reaching sea views.

Shower Room; with white suite comprising corner shower cubicle, tiled surround, electric Mira shower over, low level WC, pedestal wash basin.

Kitchen; with aspect to rear with painted wooden kitchen cupboards and drawers under a wood effect rolled worktop with stainless steel sink and drainer, tiled splashback, space for electric over, space for tall fridge freezer, space and plumbing for washing machine.

Steps down into the Rear Porch; with glazed uPVC doors and windows, adjoining Garage; with personal door and up and over door, Ideal Classic gas boiler for central heating and hot water.

There is also potential to extend into the loft space, subject of course to planning permission.

OUTSIDE: There is off road parking for one vehicle, with a small enclosed lawned garden with the opportunity to create further off-road parking if desired. Side gated access leads into a deceptively spacious rear garden where far reaching views over the Bristol Chanel can be enjoyed. There is a shed, and a small greenhouse. The gardens are laid to lawn with fenced borders, with an archway leading to a secondary piece of garden again laid to lawn with a further shed and greenhouse, again with far reaching sea views.

ACCOMMODATION:

Entrance Hall

Living Room

En-Suite Bedroom 1

Bedroom 2

Shower Room

Kitchen

Garden

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: C

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.gov.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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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 feature 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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