





Causeway Terrace

Watchet TA23 0HP

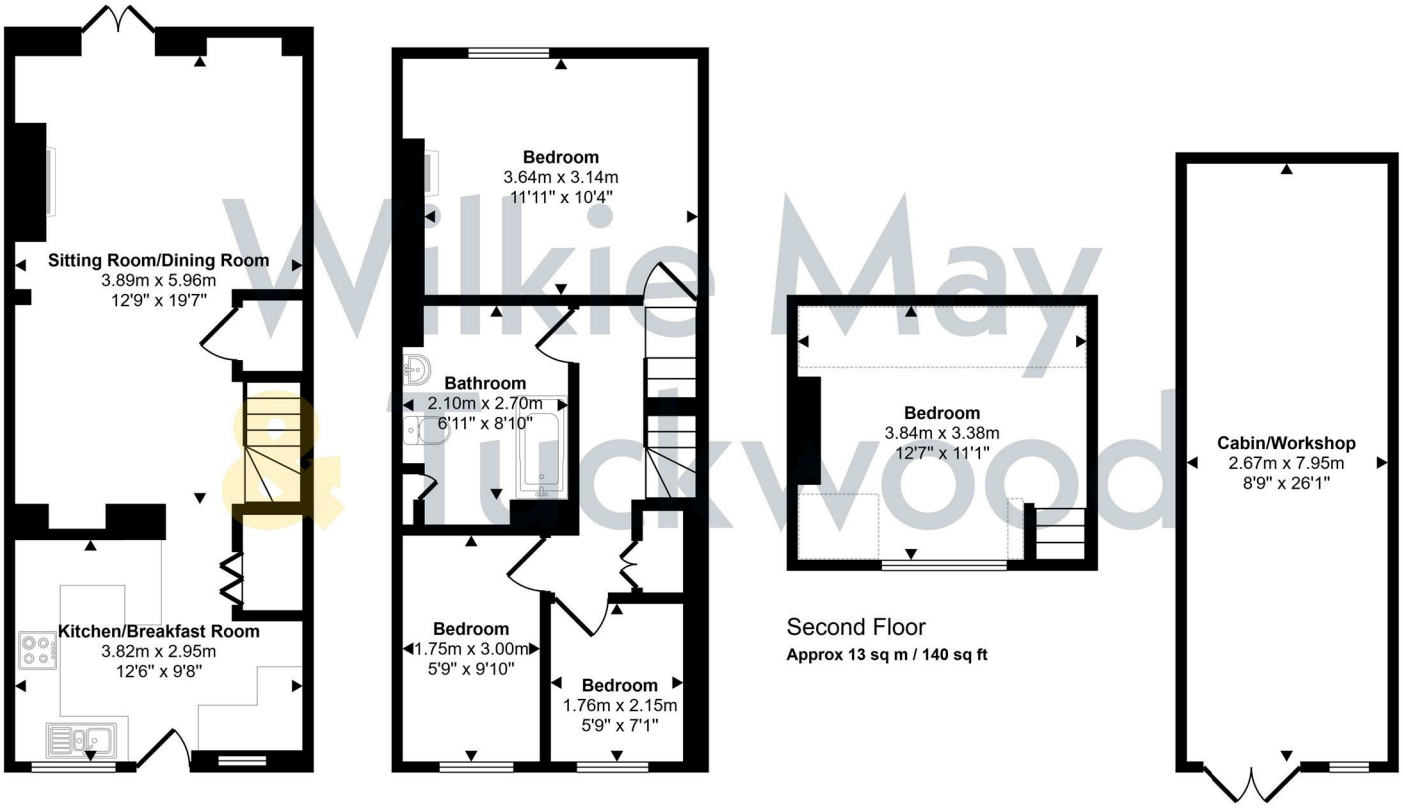
Price £250,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
108 sq m / 1167 sq ft



Ground Floor
Approx 38 sq m / 407 sq ft

First Floor
Approx 36 sq m / 392 sq ft

Second Floor
Approx 13 sq m / 140 sq ft

Approx 21 sq m / 229 sq ft

Denotes head height below 1.5m

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.

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Description

A beautifully presented three-bedroom terraced cottage, with off road parking and a substantial craft room/workshop.

- Beautifully Presented
- Off Road Parking
- Substantial Craft Room/Workshop
- Gas Fired Central Heating
- Double Glazing

The property comprises an extended terraced cottage of traditional stone and brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The cottage has beautifully presented accommodation arranged over three floors, a south facing private rear garden and a substantial timber craft room/workshop that could be used for several purposes.

The accommodation in brief comprises; part glazed uPVC door into Kitchen/Breakfast Room; with an aspect to front, re-fitted modern kitchen comprising a range of shaker style cupboards and drawers under a wood effect squared edge worktop with 1 ½ bowl inset ceramic sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven, four ring gas hob and extractor fan over, space and plumbing for dishwasher, space and plumbing for washing machine, space for tall fridge-freezer, breakfast bar, built in cloaks cupboard.

Squared archway with reclaimed beam into Living Room/Dining Room; with wood effect LVT flooring, aspect to the rear with patio doors leading onto the South facing sunny courtyard garden, understairs storage cupboard, wood burner inset into chimney breast with tiled slate hearth, wooden mantlepiece over.

Stairs to first floor Landing; built in linen cupboard with double doors.

Bedroom; with aspect to rear with far reaching distant views to The Quantock Hills, an attractive original Victorian range fireplace with exposed brick surround. Bedroom; aspect to front. Bedroom 3; aspect to front.

Family Bathroom; with white suite comprising P-shaped bath with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail, Vaillant combi boiler for central heating and hot water.

Stairs to Loft Room/Occasional Bedroom; with Dorma window, far reaching views to The Bristol Channel, Steep Holm, Flat Holm and the Welsh coastline.

OUTSIDE: The property has off road parking to the front along with an enclosed garden laid to lawn and gravel pathways with a large timber cabin with power and lighting, suitable for a number of uses and ideal for those who work from home or who are self employed. To the rear, there is a fully enclosed courtyard garden laid to heavy slabs enjoying a South facing aspect with a pergola and a covered seating area.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is parking 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.











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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 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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