





Wedlakes

Watchet TA23 0JL

Price £225,000 Freehold

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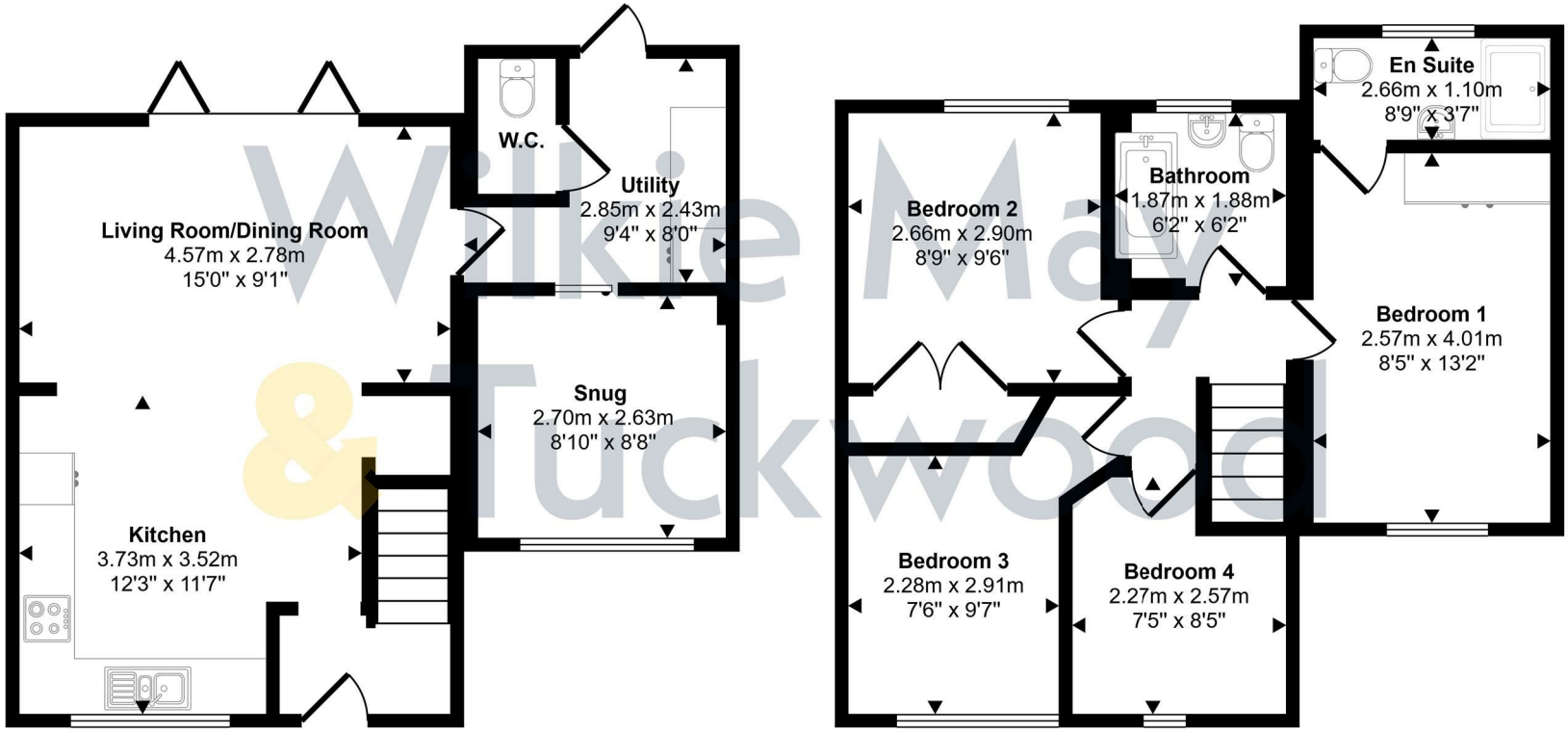
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
91 sq m / 984 sq ft



Ground Floor
Approx 45 sq m / 487 sq ft

First Floor
Approx 46 sq m / 497 sq ft

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

An extended four bedroom family home with south facing gardens, and off road parking situated in a popular cul-de-sac with No Onward Chain.

- Extended Family Home
- No Onward Chain
- Off Road Parking
- En-Suite Shower Room
- Open Plan Kitchen/Living Room/Dining Room with Separate Snug
- Gas Fired Central Heating
- Would Benefit from Cosmetic Finishing

The property comprises a semi detached family home of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property has been extended and offers spacious four bedroom, two bathroom accommodation with a Play Room/Snug on the ground floor. The house has south facing gardens, ample off road parking and would benefit from some cosmetic finishing in places.

The accommodation in brief comprises; part glazed uPVC door into Entrance Hall; wood effect laminate flooring. Doorway into Kitchen/Living Room/Dining Room; double aspect, bi-folding doors to the garden, under stairs storage cupboard, wood effect laminate flooring, modern fitted kitchen comprising a good range of cupboards and drawers under a granite effect worktop with inset 1 ½ bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, induction hob with extractor fan over, electric double oven, microwave oven over, space for tall fridge-freezer, space and plumbing for dishwasher, cupboard housing Idea Logic combi boiler for central heating and hot water, breakfast bar/dining island with matching cupboards and seating for four, door into the Utility Room; with space and plumbing for a washing machine, space for tumble dryer over, wood effect worktop, door to rear garden, door into Downstairs WC with tiled floor, low level WC, plumbing for sink, and this room requires skimming and decoration. Play Room/Snug; with aspect to front, wood effect laminate flooring. Stairs to the first floor from the entrance hall. Landing; with hatch to roof space. Bedroom 1 (En-Suite); aspect to front, wood effect laminate flooring, fitted wardrobes, Tv point. Door into En-Suite Shower Room; with tiled floor, electric underfloor heating, low level WC, wash basin inset into double cupboard, shaver point, shower cubicle with marble effect panelled walling, electric Bristan shower over, heated towel rail. Bedroom 2; aspect to front, wood effect laminate flooring. Bedroom 3; aspect to rear, wood effect laminate flooring, fitted double wardrobes. Bedroom 4; aspect to front. Family Bathroom; with wood effect laminate flooring, white suite comprising P-shaped bath, tiled surrounds, thermostatic mixer shower over, low level WC, wash basin inset into double drawer unit, heated towel rail.

OUTSIDE: To the front of the property there is a small lawned garden with adjacent driveway formed with paving slabs and gravel, giving off road parking for 2 vehicles. The rear garden is enclosed by fencing and has a generous seating area leading to the main lawn which has a south facing aspect, and open timber shed which could be used for a number of purposes.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road 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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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.











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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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