





Anchor Street

Watchet TA23 0AZ

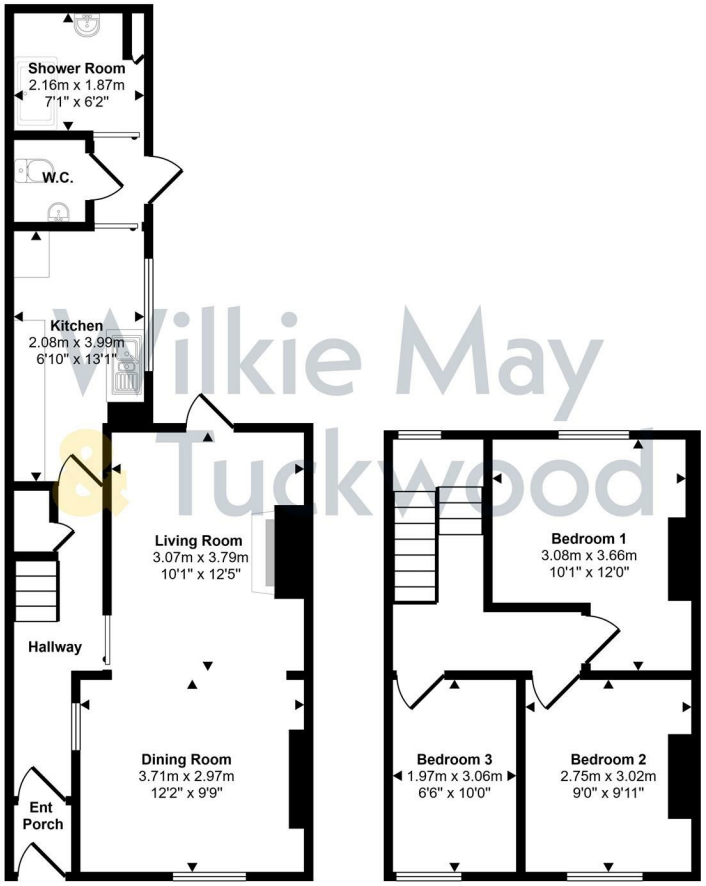
Price £185,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
80 sq m / 860 sq ft



Wilkie May & Tuckwood

Ground Floor
Approx 47 sq m / 503 sq ft

First Floor
Approx 33 sq m / 357 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

The property comprises a terraced cottage of brick and stone construction under a tiled roof with the benefit of being centrally located within the towns Conservation area and its amenities. The cottage has been occupied by the same family for many years, and would now benefit from updating and modernisation.

- No Onward Chain to Town Centre Amenities
- In Need of Updating
- Permit Parking Available in Nearby Council Carpark
- Close to Town Centre & Amenities
- Rear Garden

The property comprises a terraced cottage of brick and stone construction under a tiled roof with the benefit of being centrally located within the towns Conservation area and its amenities. The cottage has been occupied by the same family for many years, and would now benefit from updating and modernisation.

The accommodation in brief comprises; wooden door into Entrance Porch; glazed wooden door into Entrance Hall; understairs storage cupboard.

Sliding door into Living Room/Dining Room; double aspect with glazed door to rear garden, living flame gas coal effect fireplace with tiled surround and mantelpiece.

Kitchen; with aspect to rear, basic range of kitchen cupboards and drawers under a rolled edge worktop with inset 1 ½ bowl stainless steel sink and drainer, tiled splashbacks, instant hot water heater over the sink, space and plumbing for washing machine, space for fridge-freezer.

Sliding door to Rear Hall; with part glazed door to Downstairs WC; with low level WC and wash basin.

Sliding door into Shower Room; with part tiled walls, shower cubicle with electric Triton shower over, airing cupboard housing modern foam lagged hot water cylinder with electric immersion switch.

Stairs to first floor Landing. Bedroom 1; aspect to rear. Bedroom 2; aspect to front. Bedroom 3; aspect to front.

OUTSIDE: The rear garden is a courtyard garden with South facing aspect, planted borders and enjoys a good degree of privacy.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is no off road parking at this property. A parking permit can be obtained from the council for approximately £250.00 per annum for the council carpark opposite the 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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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

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