



Doniford Road

Watchet TA23 0TG

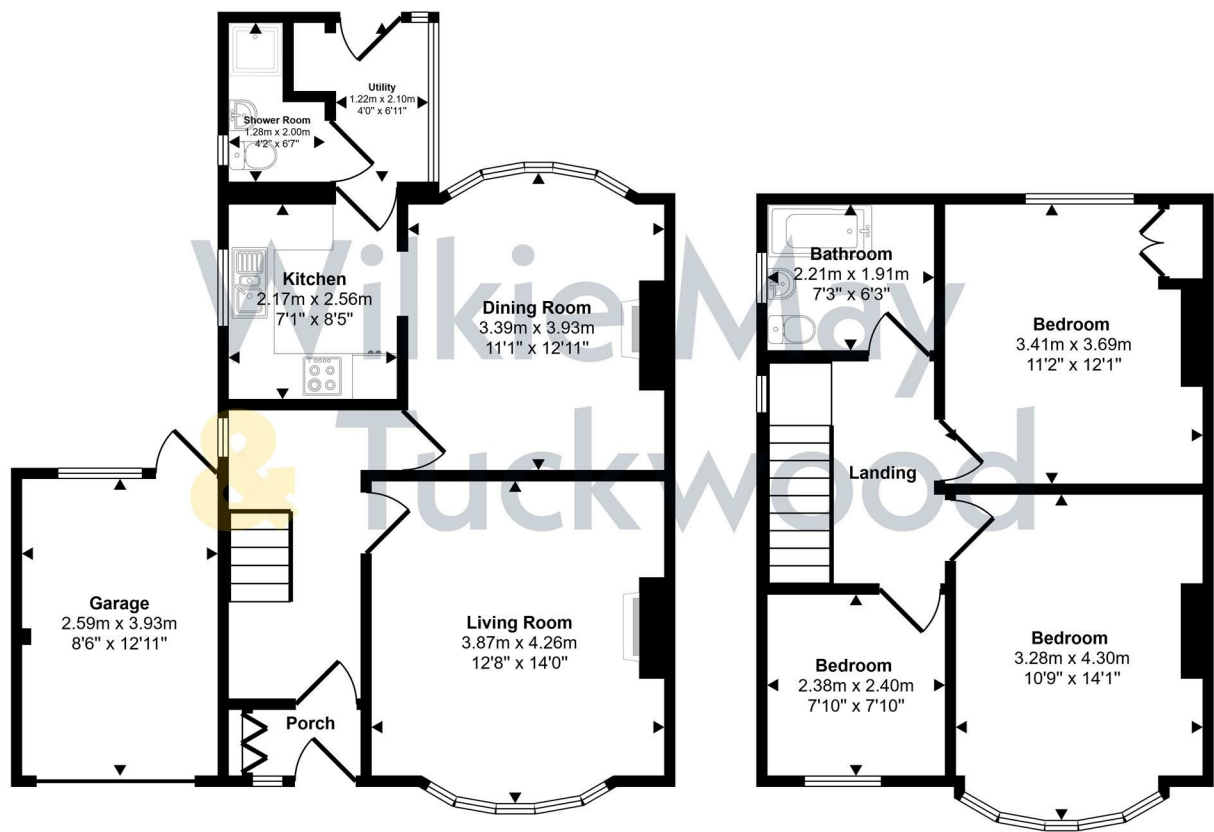
Price £225,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
107 sq m / 1149 sq ft



Ground Floor
Approx 62 sq m / 666 sq ft

First Floor
Approx 45 sq m / 483 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.

Description

NO ONWARD CHAIN - A spacious three-bedroom semi-detached 1930's family home in need of modernisation with Garage, Gardens and No Onward Chain.

- No Onward Chain
- In Need of Modernisation
- Garage
- Off Road Parking
- Gas Fired Central Heating
- uPVC Double Glazing



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

Glazed door into; Entrance Hall; understairs storage cupboard.

Living Room; with bay window, gas fire (disconnected) with tiled surround and hearth.

Dining Room; with mock electric fire, bay window, aspect to rear.

Kitchen; with aspect to side, basic range of white cupboards and drawers under a wood effect laminate worktop with inset one and a half bowl stainless steel sink and drainer with mixer tap over, tiled splashbacks, eye level electric oven, four ring gas hob, space for under counter fridge.

Downstairs Shower Room; low level WC, wash basin, shower tray with tiled surround with thermostatic mixer shower over.

Utility Area / Rear Porch; with space and plumbing for washing machine, door to rear garden.

Stairs to the first-floor landing with hatch to roof space.

Bedroom 1; with aspect to front. Bedroom 2; with aspect to rear, cupboard housing Worcester boiler and modern foam lagged hot water tank with immersion switch. Bedroom 3; with aspect to front.

Family Bathroom; with white suite comprising panel bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin.

OUTSIDE: Outside there is off road parking for one vehicle, a Garage with up and over door with power and lighting and personal door to the garden. The front garden is laid to lawn. The rear garden is also laid to lawn and is easily maintained due to its size.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority:

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

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.



Tel: 01984 634793

Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

OAE



WM&T