



Esplanade Lane

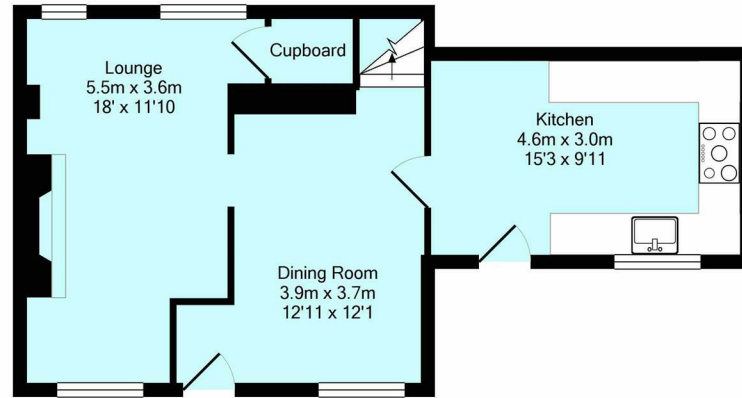
Watchet TA23 0AH

Price £325,000 Freehold

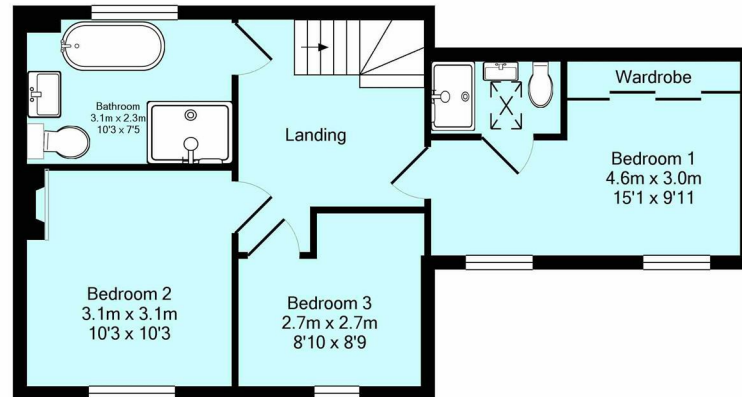


Wilkie May
& Tuckwood

Floorplan



Ground Floor



1st Floor

Made with Metropix ©2017



Description

A beautiful 3 Bedroom, 2 Bathroom end of terrace character cottage set in a tucked away location whilst still being in the heart of the town centre.

- End of Terrace
- 3 Bedrooms (1 En-Suite)
- Immaculate Throughout
- Central Location
- Character Features



The accommodation is well presented throughout and benefits from full uPVC double glazing, gas central heating and a wood burner and in brief comprises; entrance hall; Sitting Room; with a double aspect, wood burner inset into chimney breast with oak mantle over, timber flooring, feature beams and a large under stairs storage cupboard; Dining Room with character beams, timber flooring and stairs rising to the first floor; Kitchen with a range of oak shelves and cream shaker style cupboards, with inset Belfast sink incorporated into a marble effect squared edge worktop, integrated fridge, space for electric range cooker, space for tall fridge/freezer and plumbing for a washing machine and a dishwasher, space for a tumble dryer, tiled flooring with low level lighting, stable door opening to the courtyard garden, cupboard housing a Glow Worm combi boiler for central heating and hot water. To the first floor there is a good sized landing. Bedroom 1; with vaulted ceiling, aspect to front, exposed timbers, door into the en-suite shower room, with shower cubicle, tiled surround, thermostatic mixer shower over, low level WC, wash basin. Bedroom 2; aspect to front, vaulted ceiling, exposed timber beams, feature cast iron Victorian fireplace. Bedroom 3; aspect to front. Family Bathroom; which has been updated to a high standard with feature free-standing roll-top bath, separate shower cubicle with tiled surround, thermostatic mixer shower over, low level WC and a wash hand basin. To the front of the property are two small garden areas behind low picket fences. Through the stable door from the kitchen is a courtyard style garden area which benefits from an outside tap and has been laid with low maintenance in mind and extends to the side of the property, currently used as a log storage area. A viewing of this property comes highly recommended to fully appreciate its character and charm.

OUTSIDE: Through the stable door from the kitchen is a courtyard style garden area which benefits from an outside tap and has been laid with low maintenance in mind and extends to the side of the property, with a bespoke built timber shed with power and lighting.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is no allocated parking with 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services



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

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 purchasers 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, references 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 warranties 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 22nd April 2026. 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 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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