





Copse Close

Watchet TA23 0HW

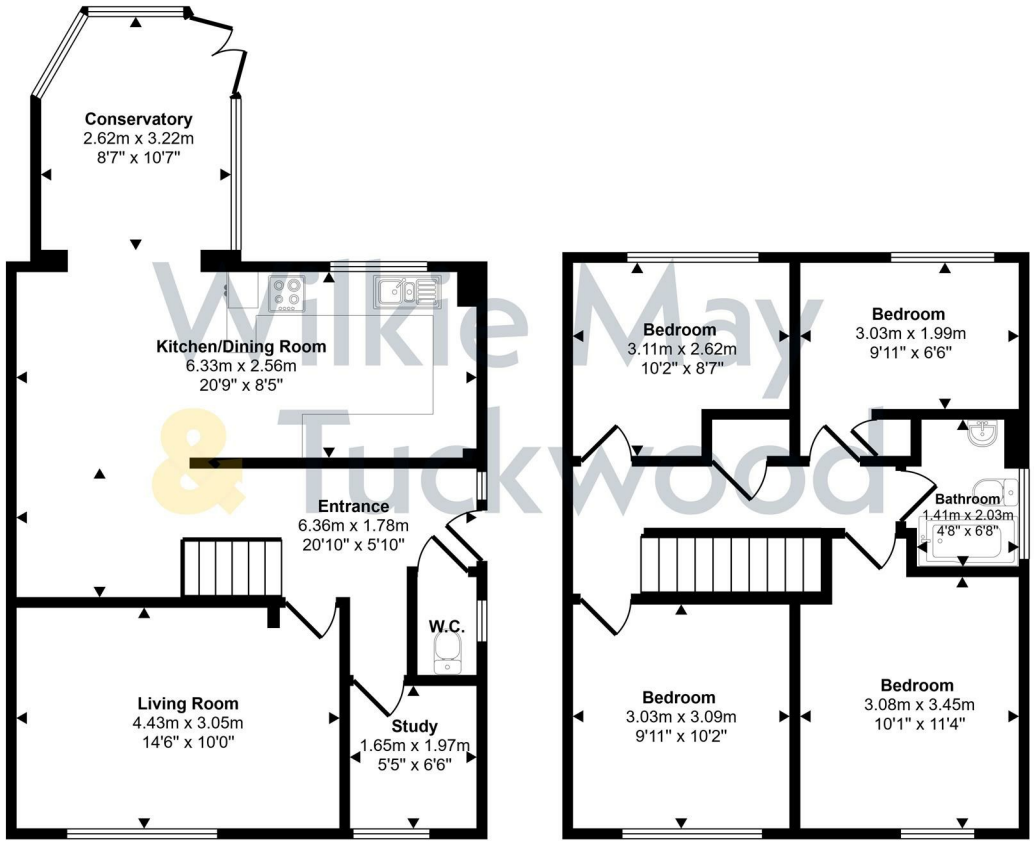
Price £275,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
105 sq m / 1135 sq ft



Ground Floor
Approx 57 sq m / 610 sq ft

First Floor
Approx 49 sq m / 525 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

A spacious four bedroom semi detached family home, situated in a cul-de-sac on the edge of the town with sea views, a Garage and No Onward Chain.

- No Onward Chain
- Spacious Accommodation
- Garage
- Parking
- Cul-de-sac Location
- Far Reaching Views to The Bristol Channel

The property comprises a semi-detached family home of steel framed construction, with brick and part rendered elevations under a tiled roof, with the benefit of full uPVC double glazing and gas central heating. The property has off road parking, a Garage and far-reaching sea views to the Bristol Channel and Welsh Coastline in the distance.

The accommodation in brief comprises; Ground floor; obscured UPVC door into Entrance Hall; door into downstairs WC; low level WC, wash basin with tiled splashback. Ground floor Study; with aspect to front. Living Room; with aspect to front and sliding patio doors to the front garden. Wrap around Kitchen/Dining Room; with aspect to rear, ample room for a dining table, excellent range of beech effect cupboards and drawers, with granite effect rolled edge worktop with inset one and a half bowl sink and drainer with mixer tap over, tiled splash backs, fitted electric oven, four ring hob with extractor over, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher. Cupboard housing the gas fired Ideal combi boiler. Conservatory; with heating and power points, with double doors to the garden. Stairs to first floor landing, linen cupboard, hatch to roof space with ladder and light switch. Bedroom 1; with aspect to front, with good range of fitted wardrobes. Bedroom 2; with aspect to front. Bedroom 3; with aspect to rear, with far reaching views to the Bristol Channel and the Welsch coastline. Bedroom 4; with aspect to rear, again with views to the Bristol Channel and the Welsh coastline. Family Bathroom; with white suite comprising panel bath, tiled surround, thermostatic mixer shower over, low level WC, corner wash basin, heated towel rail.

OUTSIDE: There is off road parking for two to three vehicles, a garage, with up and over door, power and lighting. Two timber sheds and a timber greenhouse. The gardens are enclosed by fencing and are mainly lawned and enjoy a good degree of privacy. To the front of the property, the gardens are again laid to lawn, terraced over three levels, with a patio seating area off of the living room.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking and a Garage 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.

Tel: 01984 634793

Wilke May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23 0AE

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