



Greenfield Road

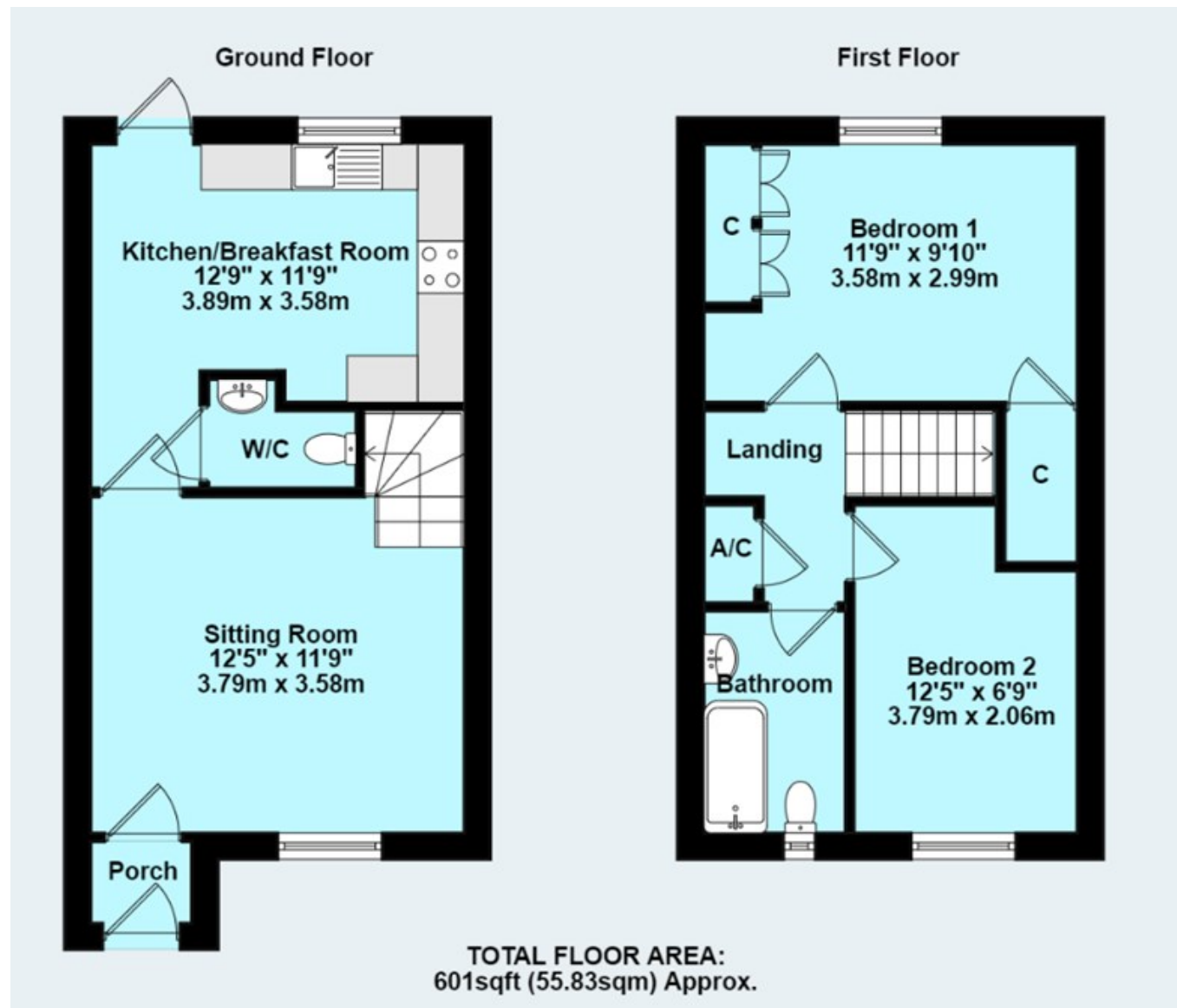
Watchet TA23 0FF

Price £164,500 Freehold

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Wilkie May
& Tuckwood

Floorplan



Description

A modern two bedroom terraced local affordable home, with off road parking and sea views.

- Terraced
- Two Bedrooms
- Off Road Parking
- Well Presented
- Sea Views



The accommodation in brief comprises; double glazed door into Entrance Porch; door into Sitting Room, aspect to front, telephone point, TV points, stairs rising to 1st floor, door into Kitchen/Breakfast room; with aspect to rear, modern fitted high-gloss coloured cupboards and drawers under a granite effect rolled edge worktop, inset stainless steel sink and drainer, mixer tap over, fitted electric oven, four ring gas hob and extractor fan over, space and plumbing for washing machine, space for tall fridge/freezer, door to rear garden. Downstairs, WC: low-level WC, wash basin.

Stairs to 1st floor, Landing: hatch to roof space, airing cupboard housing Potterton combi boiler for central heating and hot water. Bedroom One: aspect to rear, sea views to the Bristol Channel, large built-in cupboard over the stairs. Bedroom Two; aspect to front. Bathroom: fitted white suite, comprising panelled bath, tiled surround, thermostatic mixer shower over, low-level WC, pedestal wash basin.

OUTSIDE: To the front of the property there is a small garden laid to lawn and to the rear there is an enclosed garden with fence, boundaries and a small patio/seating area with personal gate to the rear off-road parking with space for 2 to 3 vehicles.

LOCAL AFFORDABLE QUALIFICATION: This property is only available to purchasers who fulfil the criteria outlined within the section 106 agreement. You will be required to complete a questionnaire to confirm your eligibility to purchase.

The current requirements for any purchaser are as follows;

- You must have been resident in the parishes of Watchet, Williton or Old Cleeve for a minimum of 3 years preceding the date of application.

- Maximum household income - Single Income - £47,923 Joint Income - £55,297

- This must be your only property and main residence

For further information, please speak to the selling agent.

MANAGEMENT FEE: There is an estate management charge payable to Alpha Housing Management of £108.63 per annum due on the 1st of October annually for the upkeep of communal areas including roadways and paths.



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.

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: B

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.org.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, 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 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 16th July 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 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.



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

Tel: 01984 634793

