



## Doniford Road

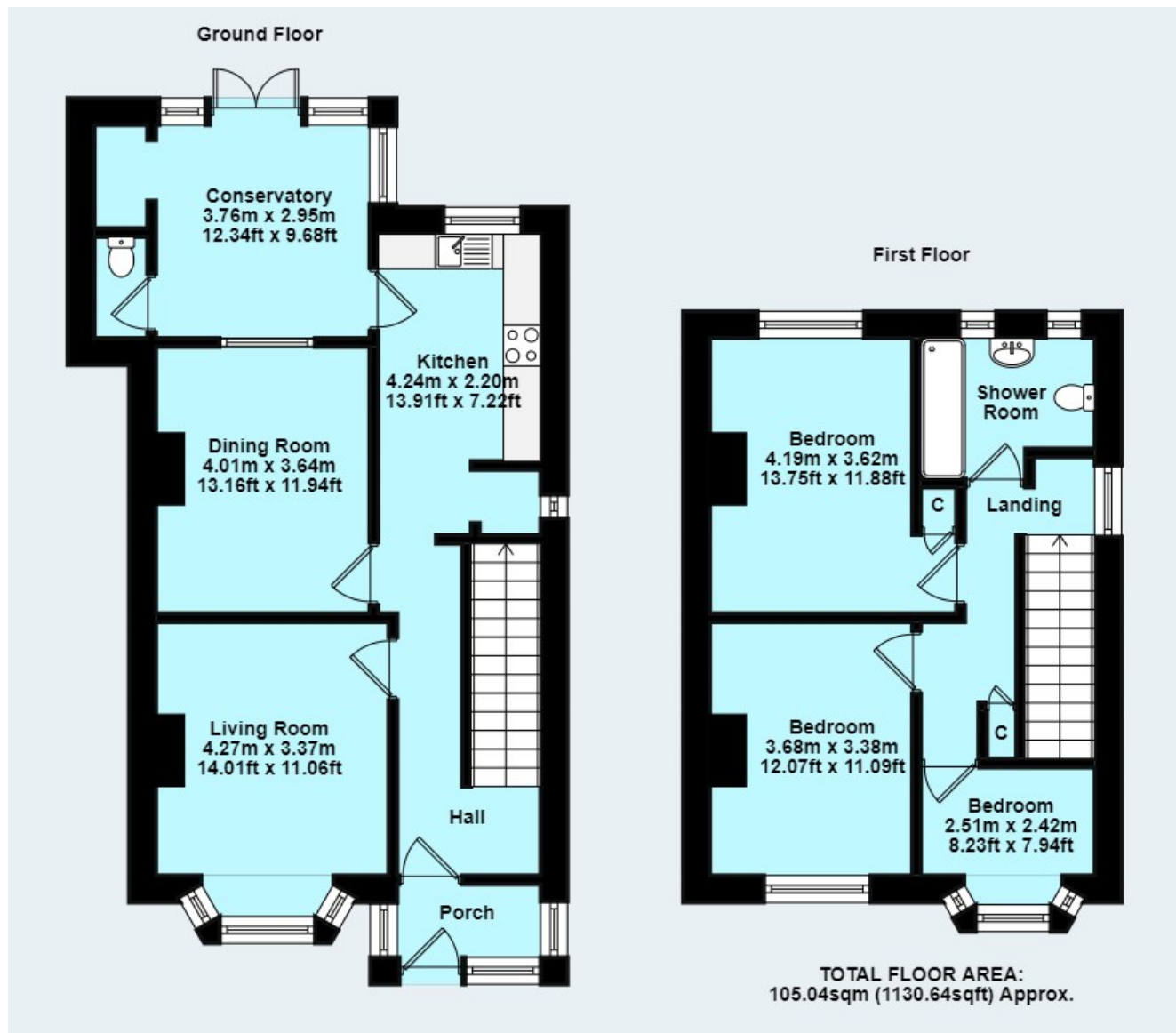
Watchet TA23 0TE

Price £260,000 Freehold



Wilkie May  
& Tuckwood

# Floorplan





# Description

**FAMILY HOME WITH PARKING – A spacious and extended three-bedroom semi-detached family home with off road parking and private gardens.**

- Spacious Family Home
- Off Road Parking
- Gas Fired Central Heating
- uPVC Double Glazing
- Views Over The Memorial Ground



The property comprises a semi-detached family home of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property has been extended and offers off road parking for two vehicles and a private rear garden.

The accommodation in brief comprises; double glazed uPVC Entrance Porch; with tiled floor. Door into Entrance Hall; with wood effect laminate flooring and telephone point.

Sitting Room; with bay window, wood effect laminate flooring, living flame gas fire inset into chimney breast with tiled surround and wooden mantelpiece over.

Dining Room; with aspect to rear, wood laminate flooring, gas living flame pebble effect fireplace inset into chimney breast with tiled hearth, tiled surround and wooden mantelpiece over.

Kitchen; with aspect to rear, walk in pantry cupboard, a range of grey fitted cupboards and drawers under a wood effect rolled edge worktop with inset one and half bowl stainless steel sink and drainer, mixer tap over, cupboard housing Worcester Combi boiler for central heating and hot water, fitted electric oven with four ring gas hob and extractor fan over, space for tall fridge freezer, space for under counter fridge, space and plumbing for washing machine, space and plumbing for slimline dishwasher.

Door into Garden Room; with doors to rear garden.

Door into Downstairs WC; with low level WC.

Stairs to First Floor Landing from the Entrance Hall; hatch to roof space with potential to convert into further accommodation subject to planning permission.

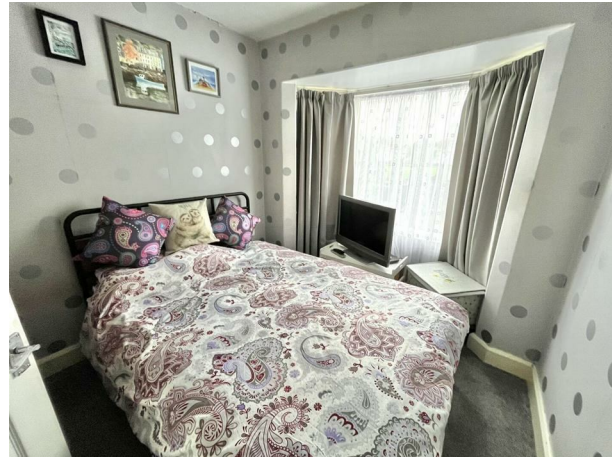
Bedroom 1; aspect to front with a sea view over the memorial ground. Bedroom 2; aspect to rear with built in cupboard. Bedroom 3; aspect to front, bay window again enjoying sea views.

Family Shower Room; with white suite comprising shower cubicle with multi panel surround with electric triton shower over, pedestal wash basin, low level WC, heated towel rail.

OUTSIDE: The property has off road parking for two vehicles with pedestrian gateway leading to the rear private garden, which is level and laid to patio and lawn. Within the garden there is a good-sized metal workshop, a seating area under a pergola and two further metal sheds that will be included in the sale.

ACCOMMODATION:

Entrance Porch



#### 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

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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.



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**WM&T**