





Severn Terrace

Watchet TA23 0AS

Price £235,000 Freehold

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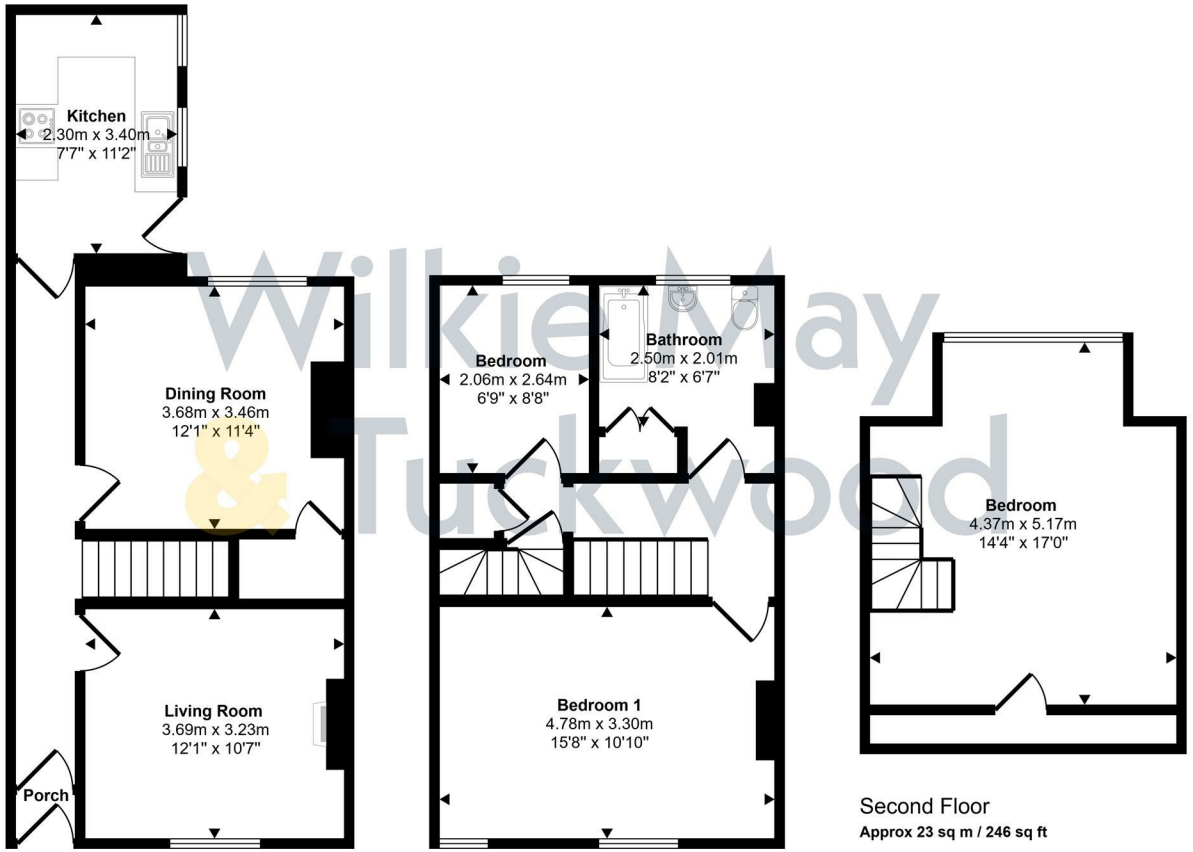
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
106 sq m / 1140 sq ft



Ground Floor
Approx 46 sq m / 491 sq ft

First Floor
Approx 37 sq m / 402 sq ft

Second Floor
Approx 23 sq m / 246 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.

WM&T

Description

A spacious three bedroom terraced cottage, situated in a popular location with sea views, close to the town centre and nearby amenities.

- Terraced
- 3 Bedrooms
- Close to Town Centre
- Far Reaching Views
- Gardens

The property comprises a terraced cottage of traditional stone construction, under a tiled roof with the benefit of uPVC double glazing and gas central heating together with a modern loft conversion and sea views.

The accommodation in brief comprises; uPVC half glazed door into Kitchen, tiled floor, aspect to side, modern fitted white kitchen cupboards and drawers under solid wood worktops with inset stainless steel sink and drainer, tiled splashbacks, space for electric oven, extractor fan over, space and plumbing for washing machine space and plumbing for dishwasher or tumble dryer, space for tall fridge freezer, iDeal wall mounted gas fired boiler for central heating and hot water, pine part glazed door into Entrance Hall, part pine glazed door to front Entrance Porch and access to front garden. Living Room; with aspect to front, fireplace with tiled hearth, inset wood burner with wooden mantelpiece over, TV point, telephone point. Dining room with aspect to rear, wood effect laminate flooring, feature open fireplace with brick detail, large under stairs storage cupboard. Stairs to 1st floor landing from Entrance Hall. Landing with under stairs storage cupboard. Bedroom One; aspect to front, sea and far-reaching views. Bedroom Three; aspect to rear. Family Bathroom; with modern white suite comprising panelled bath, tiled surrounds, electric Triton shower over, low-level WC and wash basin inset into vanity unit, heated towel rail, airing cupboard housing copper cylinder with jacket and immersion switch. Stairs to 2nd floor. Bedroom Two; with large dormer window with aspect to rear, eaves storage cupboards and views to the surrounding inland.

OUTSIDE: Outside to the rear of the property there is a small courtyard with pedestrian gated access and to the front of the property a small lawned garden again with pedestrian gated access.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is no parking at this property.

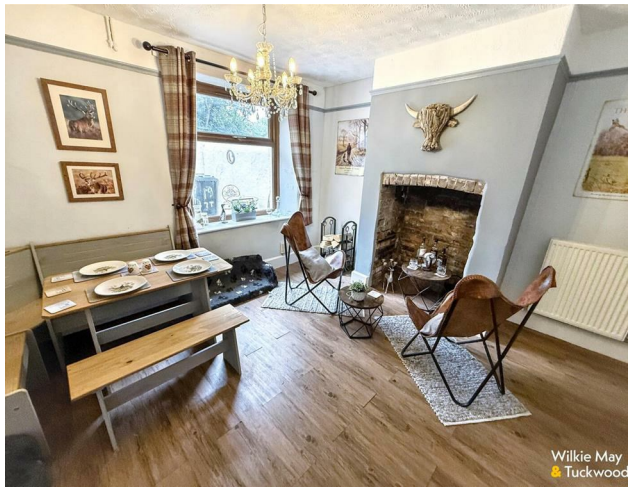
Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

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 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.

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