



## Gladstone Terrace

Watchet TA23 0DP

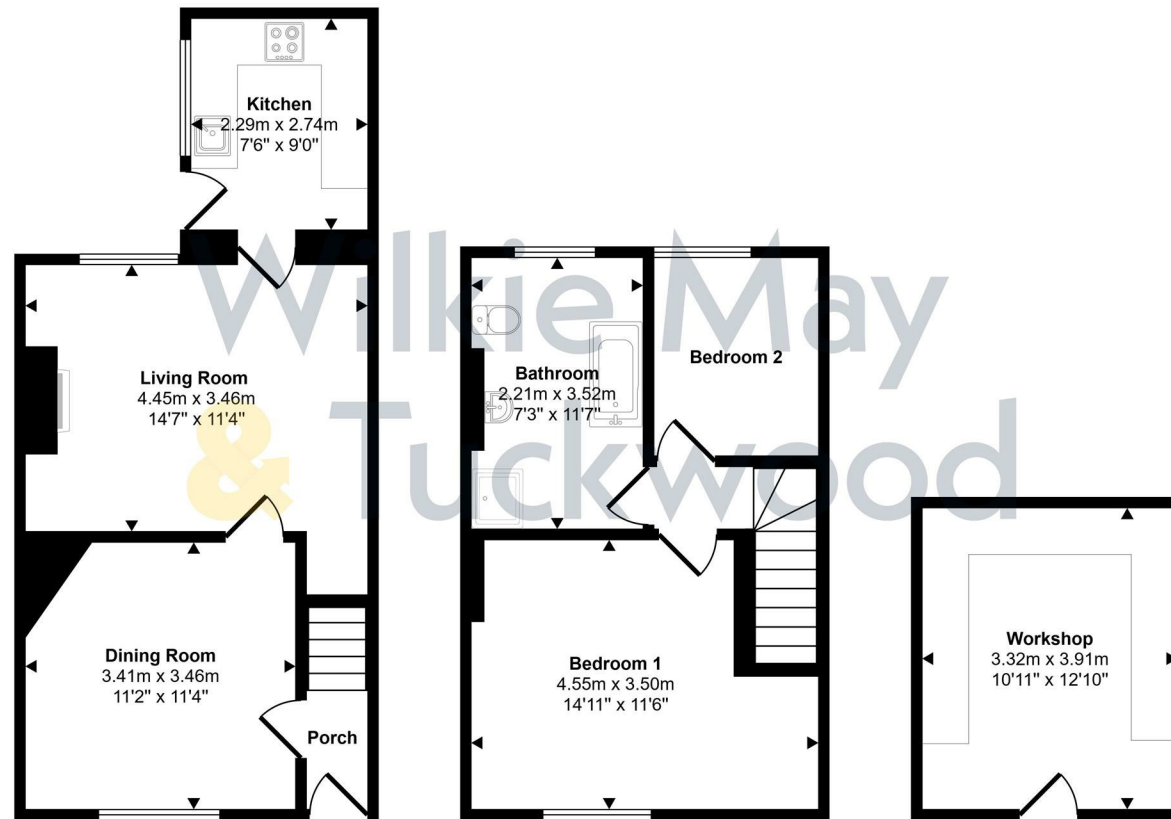
Price £210,000 Freehold

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<b>2</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May**  
**& Tuckwood**

# Floorplan

Approx Gross Internal Area  
83 sq m / 899 sq ft



Ground Floor  
Approx 39 sq m / 417 sq ft

First Floor  
Approx 32 sq m / 342 sq ft

Outbuilding  
Approx 13 sq m / 140 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.

# Description

**A beautifully presented and tastefully modernised two bedroom terraced cottage, with off road parking, wood burner, and workshop.**

- Well Presented Accommodation
- Off Road Parking
- Gas Fired Central Heating
- Wood Burner
- Workshop
- Viewings Highly Recommended



The accommodation comprises; glazed uPVC door into Kitchen; aspect to courtyard, wood effect laminate flooring, modern shaker style kitchen with a good range of coloured cupboards and drawers under a wood effect rolled edge worktop, matching upstands, inset sink with mixer tap over, fitted electric oven with 4 ring induction hob and extractor hood over, space for slimline dishwasher, space for tall fridge/freezer, recess for microwave. Sitting Room; with aspect to rear, flooring to match the kitchen, wood burner inset into chimney breast with slate hearth and oak beam over, fitted alcove cupboards with shelving over, under stairs storage cupboard with deep recessed drawer on runners. Dining Room; with aspect to front, wood effect laminate flooring, stairs to front hallway. Door to porch with original tiled floor. Stairs to first floor; Landing; hatch to roof space. Bedroom 1; aspect to front. Bedroom 2; aspect to rear, views to the Quantock Hills. Family Bathroom; four-piece bathroom with enamelled bath, shower cubicle with thermostatic shower over, low level WC, wall mounted Baxi combi boiler for central heating and hot water, space and plumbing for washing machine, space for tumble dryer.

We are aware that a number of the properties in the terrace have converted the roof space and subject to the necessary planning permissions a further bedroom could be built in that space.

OUTSIDE: To the front of property the owners have made good use of the garden. They have installed artificial grass to the communal pathway, and installed a decking platform complete with electricity supply. To the rear of the cottage there is an enclosed courtyard laid to paving, along with off road parking for one vehicle and access to the timber workshop which is also equipped with power and lighting. Behind the workshop is the greenhouse.

MATERIAL INFORMATION:



Council Tax Band: A

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is one off road parking space 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](https://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](https://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](https://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.



**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

**Services:**

**Local Authority:**

**Property Location: Council Tax Band: A**

**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 purchaser 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 contract on behalf of the vendor. 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 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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