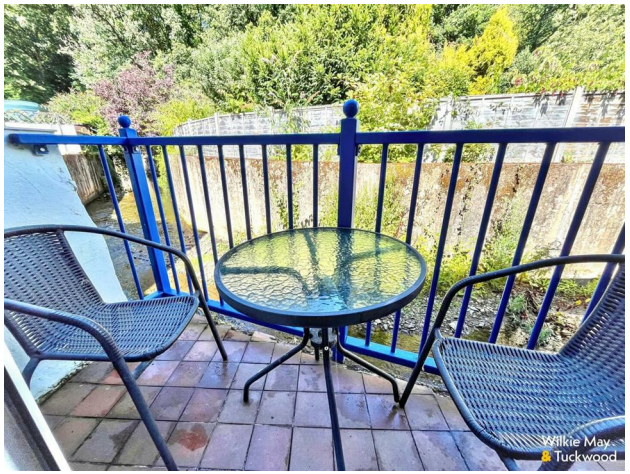






**Belle Vue**

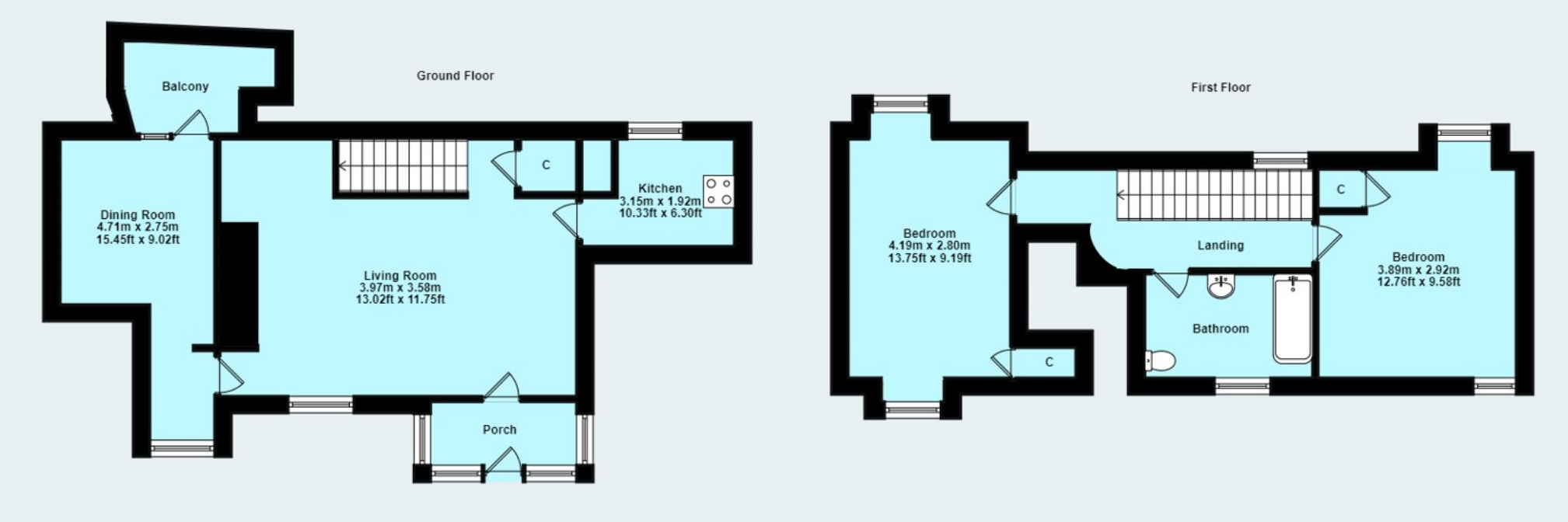
Roadwater TA23 0QZ

Price £199,950 Freehold

2 | 2 | 1 | E EPC

Wilkie May & Tuckwood

# Floorplan


Ground Floor
Balcony
Dining Room
4.71m x 2.75m
15.45ft x 9.02ft
Living Room
3.97m x 3.58m
13.02ft x 11.75ft
C
Kitchen
3.15m x 1.92m
10.33ft x 6.30ft
Porch
First Floor
Bedroom
4.19m x 2.80m
13.75ft x 9.19ft
C
Landing
C
Bathroom
Bedroom
3.89m x 2.92m
12.76ft x 9.58ft

# Description

**A beautifully presented and professionally modernised terraced cottage, situated in the very sought after village of Roadwater, perfect as a first home, or holiday let.**

- Terraced Cottage
- Two Bedrooms
- Two Reception Rooms
- Off Road Parking
- Electric Heating

The property comprises a terraced cottage of stone construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, electric central heating and beautifully presented “turn key” accommodation. The cottage boasts a modern Kitchen and Bathroom, off road parking, two double bedrooms and this year was tanked to the entire ground floor with a warranty now in place for the new owners to take over. Historically the cottage was used as a holiday let, and a successful one at that.

The accommodation in brief comprises; half glazed uPVC door into Entrance Porch; with tiled floor, half glazed uPVC door into Living Room; wood effect Karndean flooring, double aspect, built in storage cupboard, open fireplace with stone surrounds, and mock beam over, inset electric fire (previously a live fire with wood burner which could be reinstated), squared archway into Dining Room; double aspect, wood effect Karndean flooring, glazed uVPC doors to veranda overlooking the river. Kitchen; aspect to rear, a good range of coloured handmade cupboards and drawers under a granite effect rolled edge worktop with matching upstands, integrated fridge/freezer, integrated slimline dishwasher, space and plumbing for a washing machine (included), inset sink and drainer with mixer tap over, fitted electric oven with four ring hob and extractor fan over. Stairs to first floor landing with aspect to rear. Bedroom 1; double aspect, stripped aged effect wooden floorboards, built in cupboard, hatch to roof space. Bedroom 2; double aspect, stripped aged effect wooden floorboards, cupboard over the stairs housing the electric boiler and foam lagged hot water tank with immersion switch. Shower Room; with wood effect laminate flooring, large shower cubicle with thermostatic mixer shower over, low level WC, wash basin, heated towel rail, electric mirror with shaver point.

OUTSIDE: To the front of the cottage there is off road parking for one vehicle and a small, enclosed courtyard style garden laid to paving slabs. To the rear, off of the dining room, there is a lovely, tiled veranda overlooking the adjacent river.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage,

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 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.














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 purchaser 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 warranty whatever 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 23rd October 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.

**Tel: 01984 634793**

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