



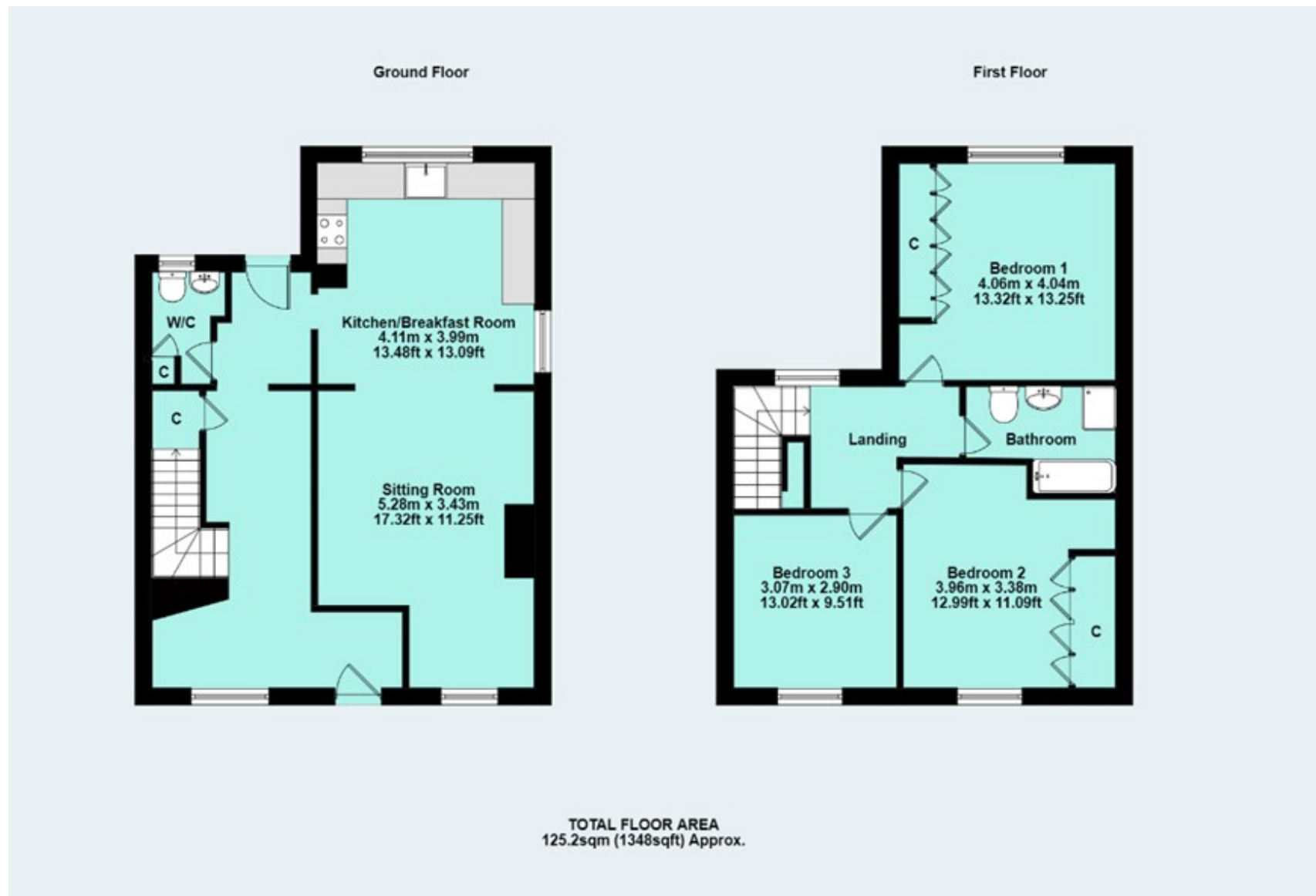
Watchet TA23 0PE

Price £350,000 Freehold



**Wilkie May
& Tuckwood**

Floorplan



Description

An immaculately presented and extended semi detached cottage, situated in a tucked away position within easy reach of the nearby Mineral Line and the Quantock Hills.

- Semi-Detached
- 3 Bedrooms
- Close to local First School
- When Presented Throughout
- Workshop

The property comprises a semi-detached cottage of traditional stone construction with later modern extensions, with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and oil fired central heating with the ground floor heated by an underfloor system. The cottage will be found in immaculate order throughout, and enjoys private south west facing rear gardens, and has a good sized workshop which could easily make a home office or hobby room.

The accommodation in brief comprises; Door into Entrance Hall, tiled floor, continuing to spacious hallway with tiled floor, aspect to front, under stairs storage cupboard, door into Downstairs WC/Utility; tiled floor, space and plumbing for washing machine, space for tumble dryer over, low level WC, wash hand basin, square archway into the Kitchen/Breakfast Room; aspect to rear, tiled floor, modern fitted shaker style kitchen cupboard and drawers under a granite effect rolled edge worktop with matching upstands, inset one and a half bowl stainless steel sink and drainer, mixer tap over, eye level electric oven, (propane) gas hob with extractor fan over, integrated dishwasher, larder cupboard, space for tall fridge/freezer, floor standing oil fired Worcester boiler for central heating and hot water, squared archway into Sitting Room; aspect to front, attractive open fireplace with sandstone surrounds, beam over, inset multifuel burner.

Stairs to first floor to spacious landing. Bedroom 1; aspect to rear, excellent range of full height fitted wardrobes. Bedroom 2; aspect to front, again with full height fitted wardrobes. Bedroom 3; aspect to front. Family Bathroom; recently renewed and comprising a four piece white suite, tiled floor and part tiled walls, panelled bath with mixer tap over, low level WC, wash basin inset into vanity unit, shower cubicle with thermostatic mixer shower over.

OUTSIDE: To the front of the property there is a small paved courtyard, with side pedestrian gated access to the rear garden. The rear garden enjoys a sunny south west facing aspect and is surprisingly private with fenced boundaries to each side. The garden is arranged over two levels with a generous paved seating area, and steps leading to the main garden which is laid to lawn, with planted borders and includes a further seating area, greenhouse and modern workshop with power supply that could be used as home office or hobby room.



OUTSIDE:



Broadband and mobile coverage: We understand
and XXX Mbps upload
Flood Risk: Surface Water: XXX Rivers and
Planning: Local planning

available broadband speeds are XXX Mbps download
checker.ofcom.org.uk/.
XXX. We recommend you check the risks on
tandtaunton.gov.uk/asp/

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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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