





Severn Terrace

Watchet TA23 0AS

Price £215,000 Freehold

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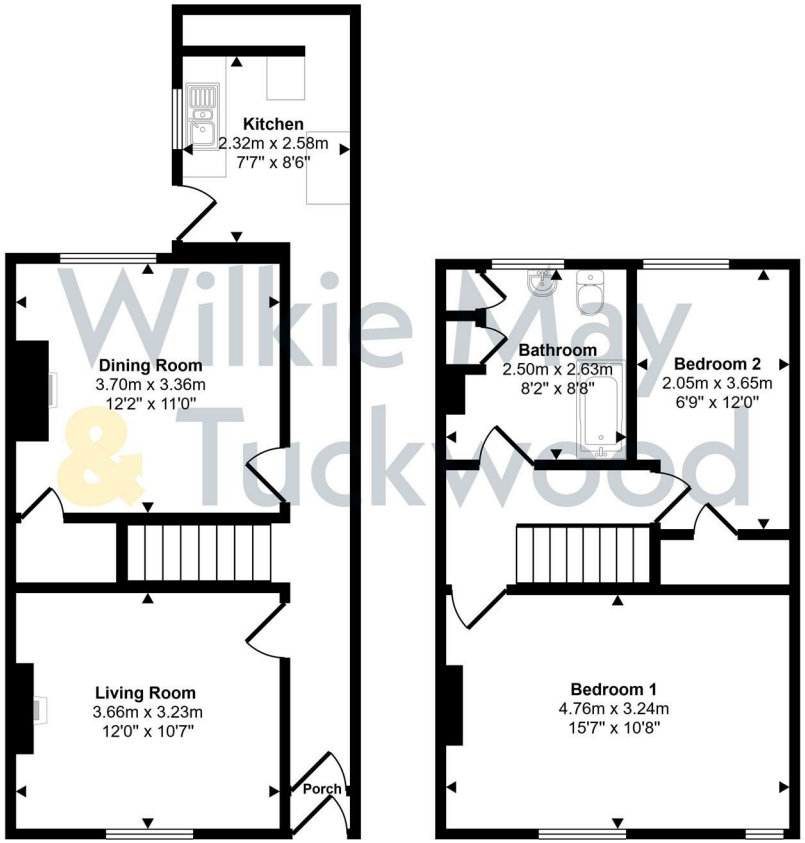
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
81 sq m / 870 sq ft



Wilkie May & Tuckwood

Ground Floor
Approx 44 sq m / 474 sq ft

First Floor
Approx 37 sq m / 396 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.

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Description

A well presented and spacious two bedroom terraced cottage, situated in a popular location, within easy reach of the town centre and available with No Onward Chain.

- No Onward Chain
- Gas Fired Central Heating
- uPVC Double Glazing
- Views to The Bristol Channel
- Recently Painted Throughout

The property comprises a terraced cottage of stone construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property has been successfully let out for a number of years, and would suit a number of markets to include investors and home occupiers. The property has been painted throughout, offering a fresh blank canvas and has also had new flooring. Views from the front can be enjoyed to the Bristol Channel and in the distance to the Welsh Coastline.

The accommodation in brief comprises; part glazed uPVC door into Entrance Porch; quarry tiled floor, original stained glass door into spacious Entrance Hall.

Living Room; with aspect to front, varnished wooden floor, wood burner inset into decorative cast iron fireplace with tiled surround and slate hearth.

Dining Room; with aspect to rear, Parkray fire (unknown whether this appliance is working) with tiled surround and hearth, telephone point, large under stairs storage cupboard.

Kitchen; with aspect to rear courtyard, range of cream cupboards and drawers under a granite effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, space for oven, extractor fan over, space and plumbing for washing machine, space for tall fridge/freezer., door to rear courtyard.

Stairs to first floor landing; door into Bedroom 1; aspect to front, far reaching views to the Bristol Channel and the Welsh Coastline. Bedroom 2; aspect to rear, built in wardrobe.

Family Bathroom; white suite comprising panelled bath with tiled surround, electric Triton shower over, pedestal wash basin, low level WC, large airing cupboard with Worcester combi boiler for central heating and hot water.

OUTSIDE: The property has a front garden enclosed by fencing and laid to lawn. There is also a rear courtyard garden with pedestrian access, and an old outside WC which could be converted into an outside utility room.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is no 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.











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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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