





Liddymore Road

Watchet TA23 0DR

Price £285,000 Freehold

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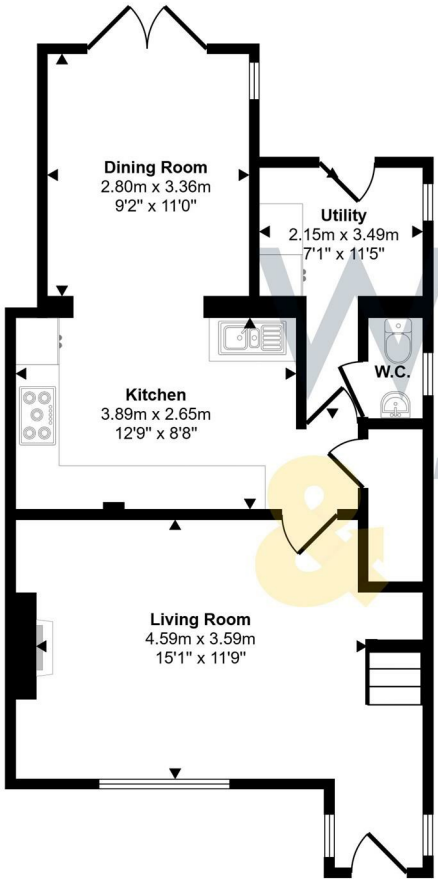
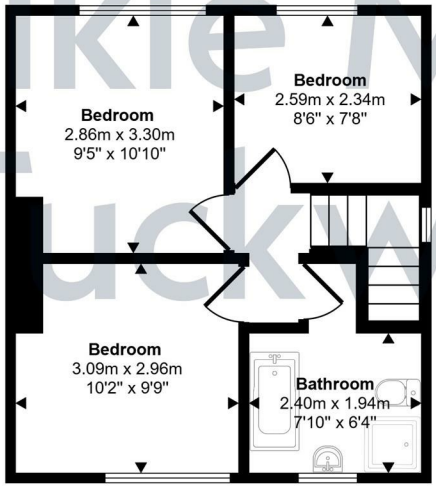
Wilkie May & Tuckwood

Floorplan

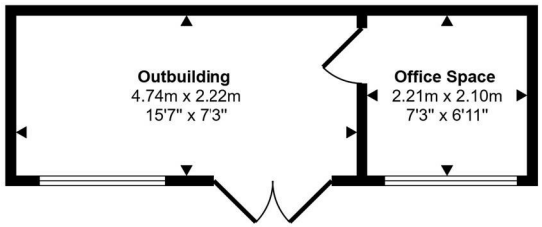
Approx Gross Internal Area
104 sq m / 1119 sq ft



Ground Floor
Approx 53 sq m / 567 sq ft



First Floor
Approx 36 sq m / 386 sq ft



Outbuilding
Approx 15 sq m / 165 sq ft

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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 stunning, and extensively modernised semi detached family home with off-road parking and No Onward Chain.

- Immaculate Throughout
- Close to Amenities
- Off Road Parking
- No Onward Chain
- Outbuilding
- Viewings Recommended

The property comprises a semi-detached family home of traditional brick construction with rendered elevations under a tiled roof, with the benefit of full uPVC double glazing and gas central heating. The house has been meticulously modernised by the current owners, and is situated in a prime location, central to all amenities and the nearby popular local first school. Benefiting from off road parking, and an outbuilding with office, viewings are highly recommended to appreciate the quality and space on offer.

The accommodation in brief comprises; Part glazed composite door into the open plan living room: aspect to front, herringbone wood flooring, under stairs storage, chimney breast with fitted wood burner and slate hearth glazed door into Kitchen/Dining Room: with aspect to rear, French doors to the rear garden, beautifully fitted shaker style kitchen comprising a range of fitted cupboards and drawers under a composite squared edge worktop with inset one and a half bowl ceramic sink and drainer, mixer tap over, integrated dishwasher, integrated fridge, integrated freezer, fitted electric eye level double oven, 5 ring gas hob and extractor fan over, herringbone wood flooring to match the living room, ample room for dining table, boiler cupboard with iDeal combi boiler for central heating and hot water and shelving. Glazed door into the Utility Room; with door into the Downstairs WC: low-level WC, herringbone wood flooring, pedestal wash basin. Utility Room: with herringbone wood flooring, space and plumbing for washing machine, space for tumble dryer over, door to garden.

Stairs to 1st floor landing: over stairs storage cupboard, hatch to roof space. Bedroom One: with aspect to rear. Bedroom Two; with aspect to front. Bedroom Three: with aspect to rear. Family Bathroom: with four-piece suite comprising panelled bath, separate shower cubicle with thermostatic mixer shower and rain head over, low-level WC, pedestal wash basin, heated towel rail.

OUTSIDE: At the front of the house there is off road parking for two vehicles and a pedestrian gate leading to the Garden: which enjoys a good degree of privacy. Within the garden there is a large detached outbuilding with extensive storage space and a separate home office

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

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.











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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.

Tel: 01984 634793

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