






**Seaview Terrace**

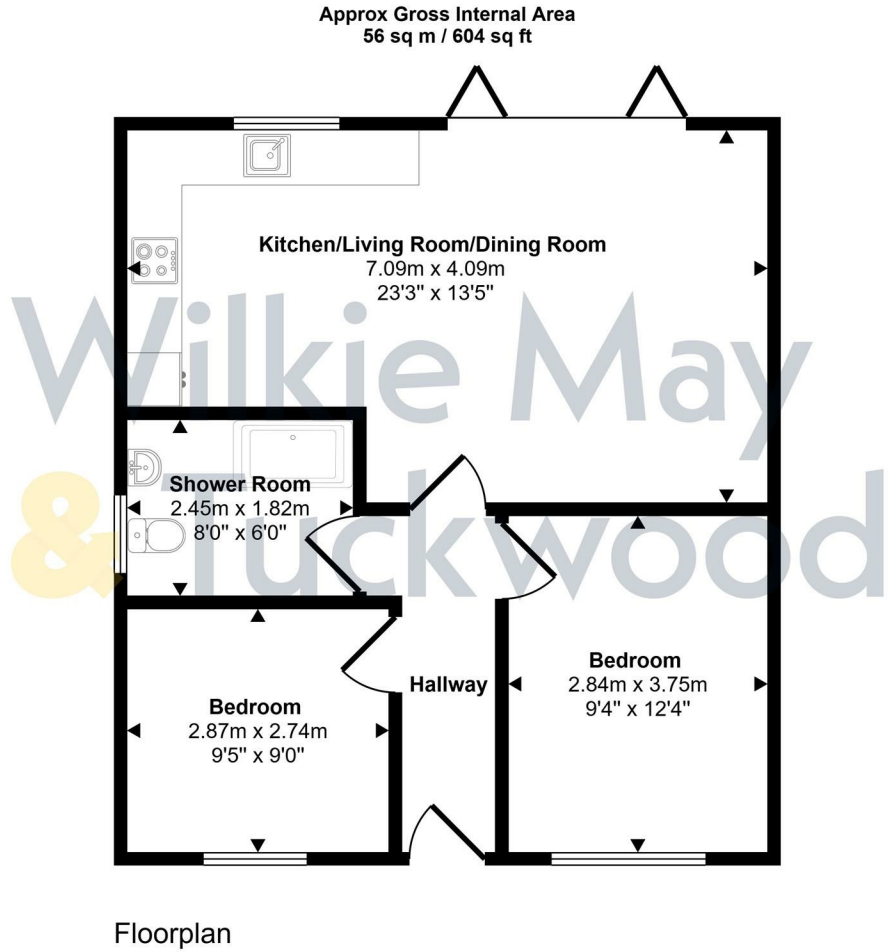
Watchet TA23 0DF

Price £295,000 Freehold

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Wilkie May & Tuckwood

# Floorplan




Floorplan

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 brand new detached two bedroom bungalow situated in a prime location, just a few moments walk from the Marina, and town centre with off road parking and No Onward Chain.**

- Brand new detached bungalow
- Two spacious bedrooms
- Modern bathroom design
- Bright reception room
- Prime location near Marina
- Moments from town centre
- Off-road parking available
- No onward chain

The property comprises a detached bungalow of traditional brick and block construction with K rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property is located in a prime residential area, where property rarely comes up for sale, and is just a short walk to the Marina, heritage West Somerset Steam Railway Line, and town centre. The property has a generous loft space suitable, off road parking, level gardens and a 10 year building warranty.

The accommodation in brief comprises; double glazed composite door into Entrance Hall; wood effect laminate flooring, ladder to loft space with pine ladder, door into Bedroom 1; aspect to front and distant sea views. Bedroom 2; aspect to front, distant sea views. Kitchen/Living Room/Sitting Room; aspect to rear, wood effect laminate flooring, bi-folding doors to the garden, fitted kitchen comprising a range of light coloured shaker style cupboards and drawers under a composite slimline worktop with inset one and a half bowl sink and drainer, mixer tap over, integrated slim line dishwasher, fitted electric oven, four ring induction hob, extractor hood over, integrated fridge/freezer, ample room for furniture. Shower Room; with wood effect laminate flooring, low level shower cubicle with multi panel surround, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail.

OUTSIDE: To the front of the property there is a tarmac driveway affording off road parking for 2 to 3 vehicles. The rear gardens benefit from side pedestrian access, and are laid to paving slabs and lawn and enclosed by natural stone walls, and fencing.

AGENTS NOTE: *This image has been virtually staged for illustrative purposes. Furniture, furnishings, décor, and accessories have been digitally added and are not included with the property. The room layout, dimensions, and permanent fixtures have not been altered.

MATERIAL INFORMATION:

Council Tax Band: To be assessed.

Tenure: Freehold

Utilities: Mains water, electricity, sewage (In the process of being connected and signed off) gas

Parking: There is plenty 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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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.

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