





Doniford Road

Watchet TA23 0DE

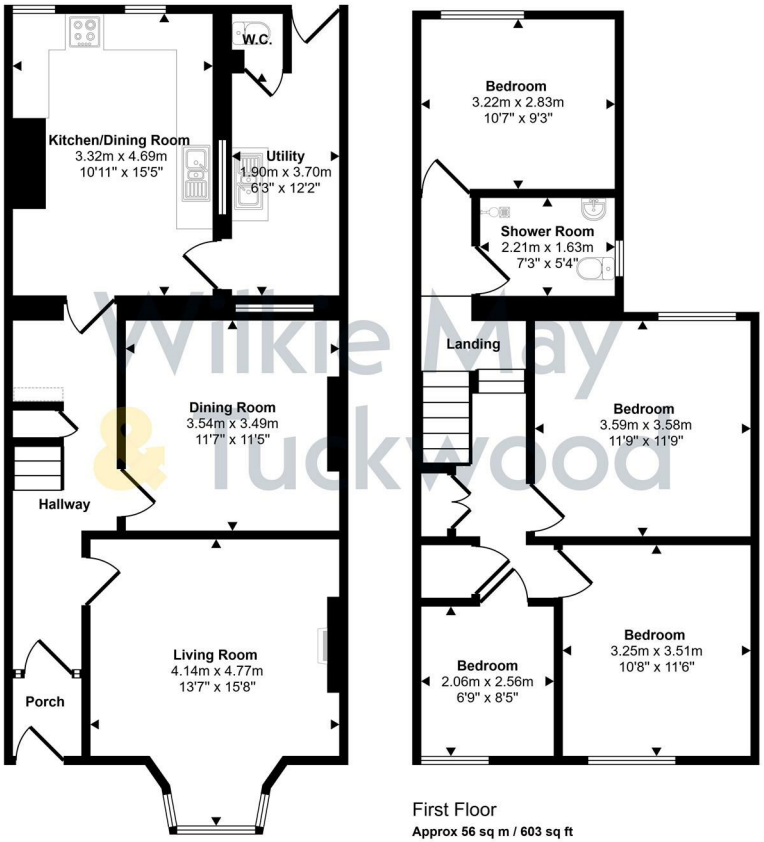
Price £275,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
127 sq m / 1365 sq ft



Ground Floor
Approx 71 sq m / 762 sq ft

First Floor
Approx 56 sq m / 603 sq ft

Denotes head height below 1.5m

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.

Description

A spacious four bedroom terraced family home with off road parking, a Garage and gardens.

- Terraced
- 4 Bedrooms
- Garage and Off Road Parking
- Modern Kitchen
- Convenient Location

The property comprises a terraced family with generous living accommodation, benefiting from a modern kitchen, full double glazing and gas central heating. The house is situated in a convenient location close to the town centre, and is within easy walking distance of the Marina, Harbour and Heritage Railway Line.

The accommodation in brief comprises; Upvc composite door into Entrance Porch; wood effect laminate flooring, glazed door into Entrance Hall; under stairs storage. Door into Living Room; aspect to front, bay window, feature fireplace, alcove shelving. Dining Room; with aspect to rear. Kitchen/Dining Room; with double aspect, modern fitted kitchen comprising a range of cream shaker style cupboards and drawers under a squared edge wood effect worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, space for dual fuel oven with extractor hood over, wall mounted Ideal combi boiler for central heating and hot water, space and plumbing for a dishwasher, space for tall fridge freezer, ample room for dining table, door into Utility Room; enamel sink with cupboard under, tiled floor, space and plumbing for a washing machine, door into Downstairs WC; low level WC. Composite stable door to rear lane.

Stairs to first floor landing; hatch to roof space, linen cupboard and storage cupboard. Bedroom 1; aspect to front. Bedroom 2; aspect to rear. Bedroom 3; aspect to front. Bedroom 4, aspect to rear. Shower Room; with part tiled and part multi panelled walls, with thermostatic mixer shower over, low level WC, wash basin.

OUTSIDE: The property has an enclosed front garden laid to lawn with an established willow tree. At the rear of the house, there is off road parking for one or two vehicles. There is also Garage with up and over door and a further enclosed garden behind with a summerhouse.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is plenty of 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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