



## Watery Lane

Minehead TA24 5NZ

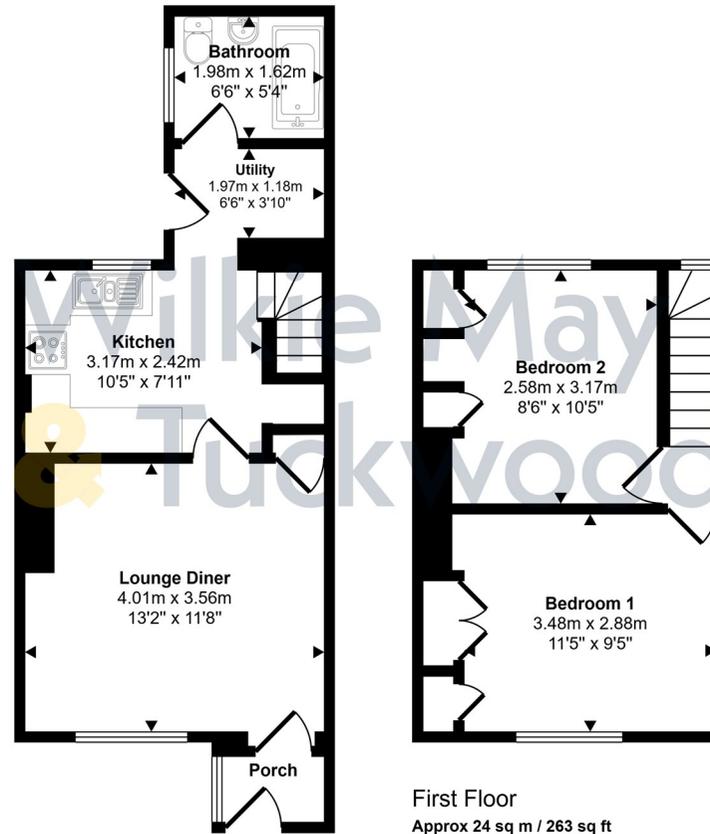
Price £185,000 Freehold



Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
57 sq m / 617 sq ft



Ground Floor  
Approx 33 sq m / 354 sq ft

First Floor  
Approx 24 sq m / 263 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.

## Description

An attractive two-bedroom mid-terrace cottage situated on the lower slopes of North Hill and yet within easy reach of town centre amenities, offered for sale with NO ONWARD CHAIN.

Of stone and cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, off road parking to the rear and gardens to the front and rear.

**There is Building Regulations Approval in place under Reference: 5/FP/25/00774 for the erection of a single storey rear extension, single storey bay window extension and internal alterations – plans for which may be viewed in the office of Wilkie May & Tuckwood.**

- Within easy reach of town centre amenities
- Off road parking to the rear
- Gardens to the front and rear
- Building Regulations Approval for extension
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this delightful mid-terrace cottage.

The accommodation comprises in brief: entrance through front door into porch with window to the side and door into the lounge dining room. This is a good-sized room with window to the front, display storage and dado height panelling. A door leads through to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for slot in electric cooker, space for under counter fridge and wall mounted gas fired boiler. There is also a window to the rear and stairs to the first floor. Open access leads through to a utility area with space and plumbing for a washing machine, work surface and wall unit. From the utility area there is a door to the garden and a door into the fitted bathroom which has a window to the side.



To the first floor there is a small landing area with doors to the bedrooms. Bedroom one has a window to the front and fitted wardrobes and bedroom two has an aspect to the rear with fitted wardrobes.

Outside to the front there is a pathway shared with number 2 Watery Lane leading to the front door. There is also an area of garden laid to paving slabs with raised borders. Immediately to the rear of the cottage there is a small courtyard area with gate giving access to a rear service lane. To the other side of the lane there is paved off road parking with gated access to the remainder of the garden which is level, laid to lawn with a shed and walled boundaries.



**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

**Services:** Mains water, drainage, electricity and gas fired central heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** **///fitting.doors.gardens Council Tax Band: B**

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>

**Flood Risk: Surface Water:** Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

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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. 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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