



Bay View

Watchet TA23 0EY

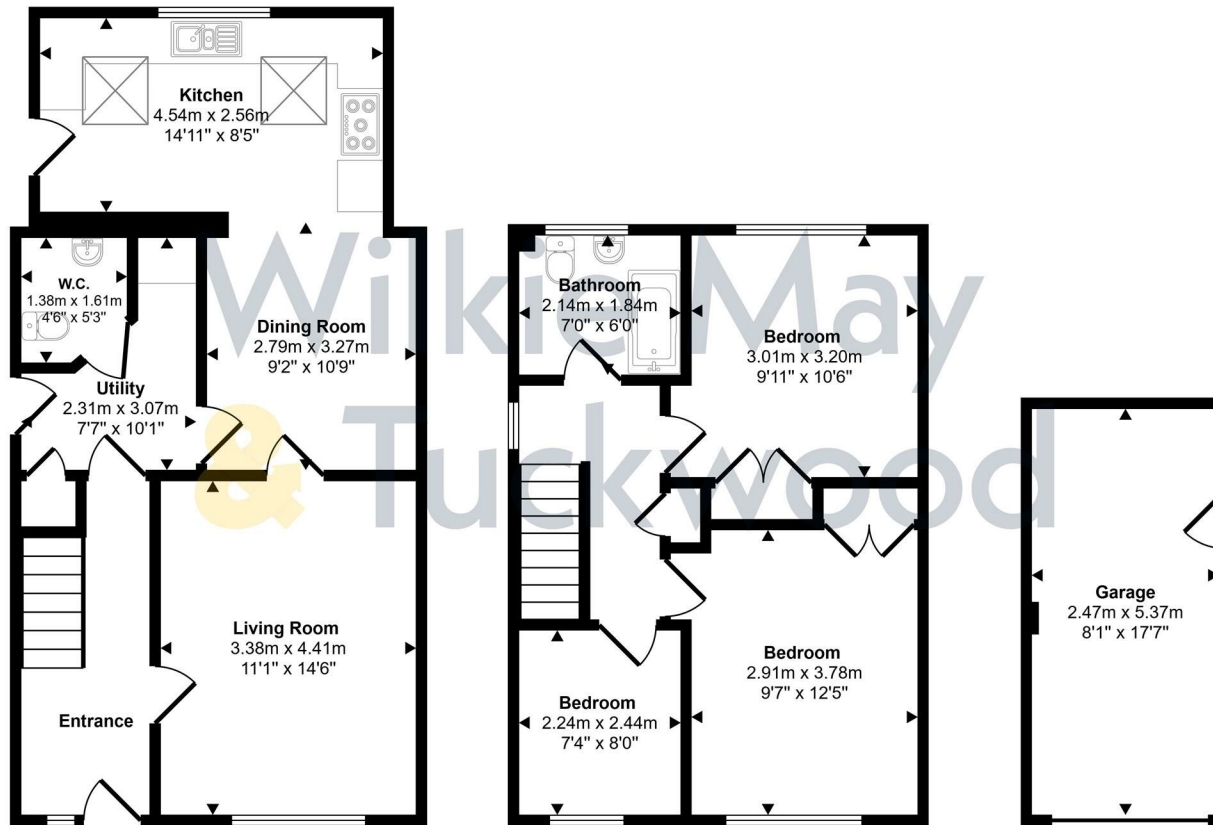
Price £295,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
107 sq m / 1152 sq ft



Ground Floor
Approx 53 sq m / 571 sq ft

First Floor
Approx 41 sq m / 438 sq ft

Garage
Approx 13 sq m / 143 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 extended semi detached family home situated in a favoured cul-de-sac within the popular Harbour town of Watchet.

- Semi-Detached
- 3 Bedrooms
- Immaculate Throughout
- Extended
- Generous Parking & Garage



The accommodation in brief comprises; door with central viewing pane with leaded light detail into the Entrance Hall; with telephone point, wood panelling, bespoke under stairs storage, oak door into the Utility Room; with LVT wood effect flooring, under stairs storage cupboard, half glazed stable door the driveway, space and plumbing for a washing machine, space for tumble dryer over, door into Downstairs WC; with LVT wood effect flooring, low level WC, round wash basin with cupboard under, cupboard housing iDeal combi boiler for central heating and hot water. Living Room; with aspect to front. L Shaped Kitchen/Dining Room; with LVT wood effect flooring, aspect to rear, 2 x Velux windows, modern fitted kitchen comprising a range of green shaker style cupboards and drawers under a solid oak worktop with inset ceramic sink and drainer, mixer tap over, tiled splashbacks, space for electric range over, extractor hood over, space for tall fridge/freezer, integrated dishwasher, ample room for dining table, half glazed uPVC door to rear garden. Stairs to first floor landing; hatch to roof space with ladder. Linen cupboard. Bedroom 1; aspect to front, built in double wardrobe. Bedroom 2; aspect to rear, built in double wardrobe. Bedroom 3; aspect to front. Bedroom 3; aspect to front. Family Bathroom; with modern white suite with p shaped bath, tiled walls, thermostatic mixer shower over, low level WC, wash basin inset into vanity cupboard, heated towel rail.

OUTSIDE: The property benefits from off road parking for at least 3 vehicles, with access to the Garage with electric sectional door, and personal door to side. The rear garden is private and has a generous seating/patio area with electric wind out awning. The remainder of the garden is laid to lawn and astro turf.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold



Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking at this property and a Garage.

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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: C

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX Risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice; 2. all descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers or representations or warranties made or given in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor; 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranties in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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 feature 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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