





Doniford Meadow

Watchet TA23 0TL

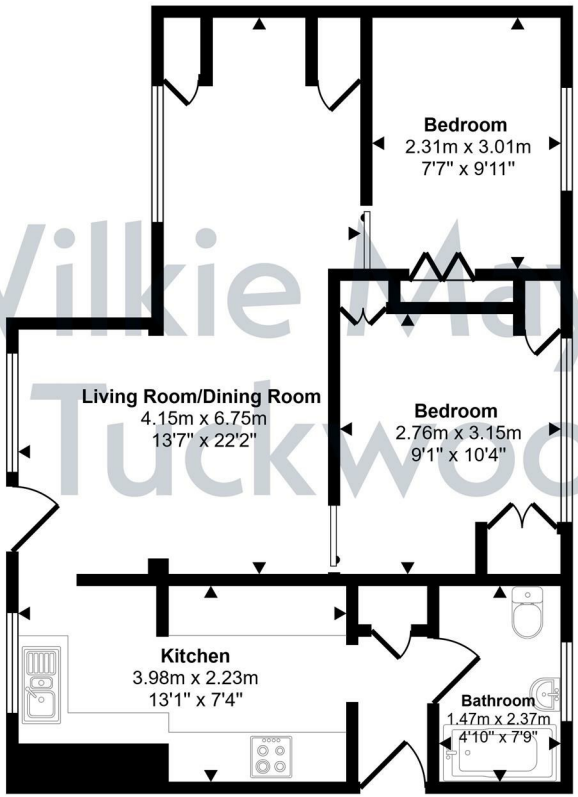
Price £210,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
54 sq m / 578 sq ft



Wilkie May & Tuckwood

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.

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Description

A two bedroom semi detached bungalow situated in a popular location on the edge of Watchet with No Onward Chain.

- No Onward Chain
- Garage
- Off Road Parking
- Calor Gas Heating
- uPVC Double Glazing

The property comprises a semi-detached bungalow of traditional brick and block construction, under a tiled roof with the benefit of full uPVC double glazing and calor gas central heating. The property is situated in a pleasant and popular semi-rural location within easy walking distance of the coastline and driving distance of the Quantock Hills.

The accommodation in brief comprises; Part glazed uPVC door into Entrance Hall; with hatch to roof space, built in cupboard. Bathroom; with aspect to front; comprising a white suite with panelled bath, tiled surround, electric Mira shower over, low-level WC, wash basin with vanity unit under. Kitchen; with aspect to rear comprising a range of white cupboards and drawers under a solid oak worktop and granite affect squared edged worktop with inset sink and drainer, mixer tap over, tiled splashback, four ring electric hob with extractor over, space for under counter fridge, sliding door into L shaped Living Room/Dining Room; aspect to rear, part panelled walls, storage cupboard, boiler cupboard housing ATag Combi boiler for central heating and hot water. Bedroom One; with aspect to front and built-in wardrobe, hatch to principal roof space. Bedroom Two; aspect to front with built-in wardrobes.

OUTSIDE: The rear gardens enjoy a sunny aspect and are well fenced and laid to patio and gravel for ease of maintenance. There is also a stand alone Garage with up and over door and parking for 2 to 3 vehicles. There is also a detached former office/laundry room included in the sale.

AGENTS NOTE: The communal lawned gardens are maintained by the owners of Doniford Meadow and on completion, the new owner will become a part of this group being issued a £1 share certificate

MATERIAL INFORMATION:

Council Tax Band: A

Tenure: Freehold

Utilities: Mains water, electricity, sewage.

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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