





Admirals Close

Watchet TA23 0QD

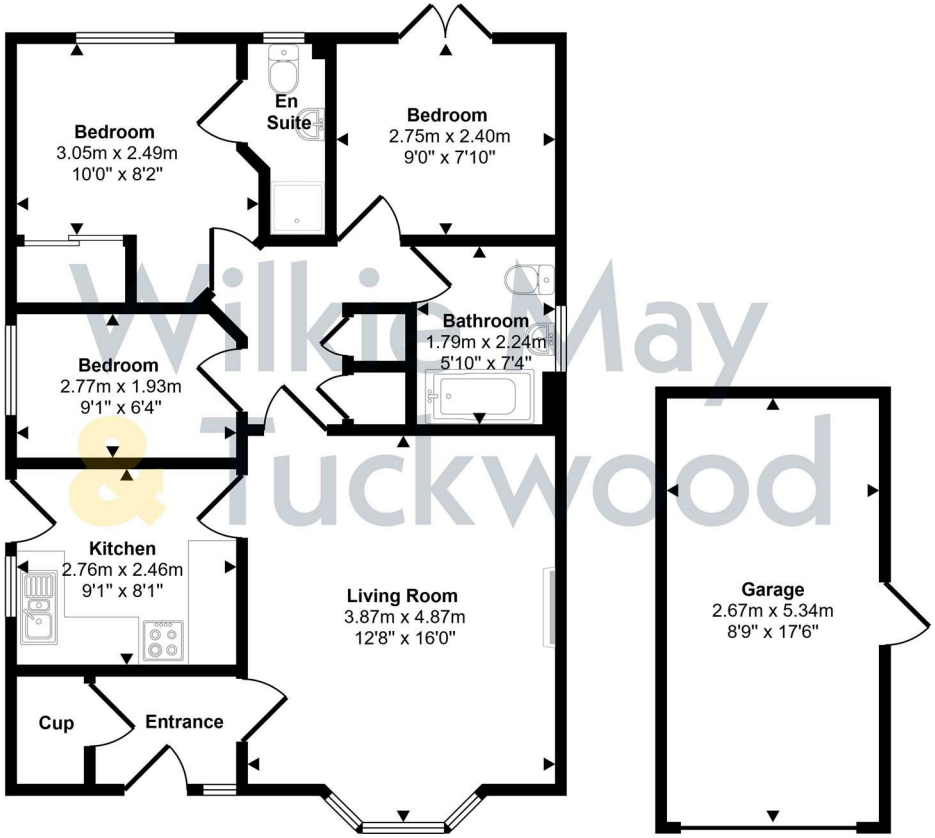
Price £299,950 Freehold

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			EPC

Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
79 sq m / 851 sq ft



Wilkin May & Tuckwood

Floorplan
Approx 65 sq m / 697 sq ft

Garage
Approx 14 sq m / 154 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.

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Description

A detached three bedroom bungalow situated in a very sought after cul-de-sac in need of modernisation and with No Onward Chain.

- No Onward Chain
- Popular Cul-de-sac Location
- In Need Of Modernisation
- Garage & Off Road Parking
- Gas Fired Central Heating
- Private Garden

The property comprises a detached bungalow built around 25 years ago of traditional brick and block construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property has far reaching sea views, a private garden and needs cosmetic modernisation.

The accommodation in brief comprises; part glazed uPVC door with leaded light detail into Entrance Hall; storage cupboard. Door into Living Room; with bay window, aspect to front, feature fireplace. Glazed door into Kitchen; with a side glazed door to the garden, original fitted kitchen comprising a range of cupboards and drawers, rolled edge worktop, inset 1 ½ bowl sink and drainer, mixer tap over, space for electric cooker with integrated chimney hood over, space and plumbing for washing machine, wall mounted Potterton gas boiler for central heating and hot water. Inner Hallway; storage cupboard, airing cupboard with modern foam lagged hot water cylinder with immersion switch. En-Suite Bedroom 1; aspect to rear, built in wardrobes. Shower Room; with shower cubicle, tiled surround, electric Mira Sport shower over, low level WC, pedestal wash basin, light and shaver point. Bedroom 2; patio doors to the rear garden. Bedroom 3; aspect to side and distant sea views. Bathroom; with panel bath, tiled surround, mixer shower attachment over, pedestal wash basin, low level WC.

OUTSIDE: The property has off road parking for two vehicles via the tarmacadam driveway with access to the Grage; with up and over door, power and lighting and personal door to garden. The rear garden enjoys a good degree of privacy with established hedging, is laid to lawn and slate chippings and there is a summerhouse, storage shed and distant views to the Bristol Channel.

MATERIAL INFORMATION:

Council Tax Band: D

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking and a Garage 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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The Property Ombudsman

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