





Greenway

Watchet TA23 0BP

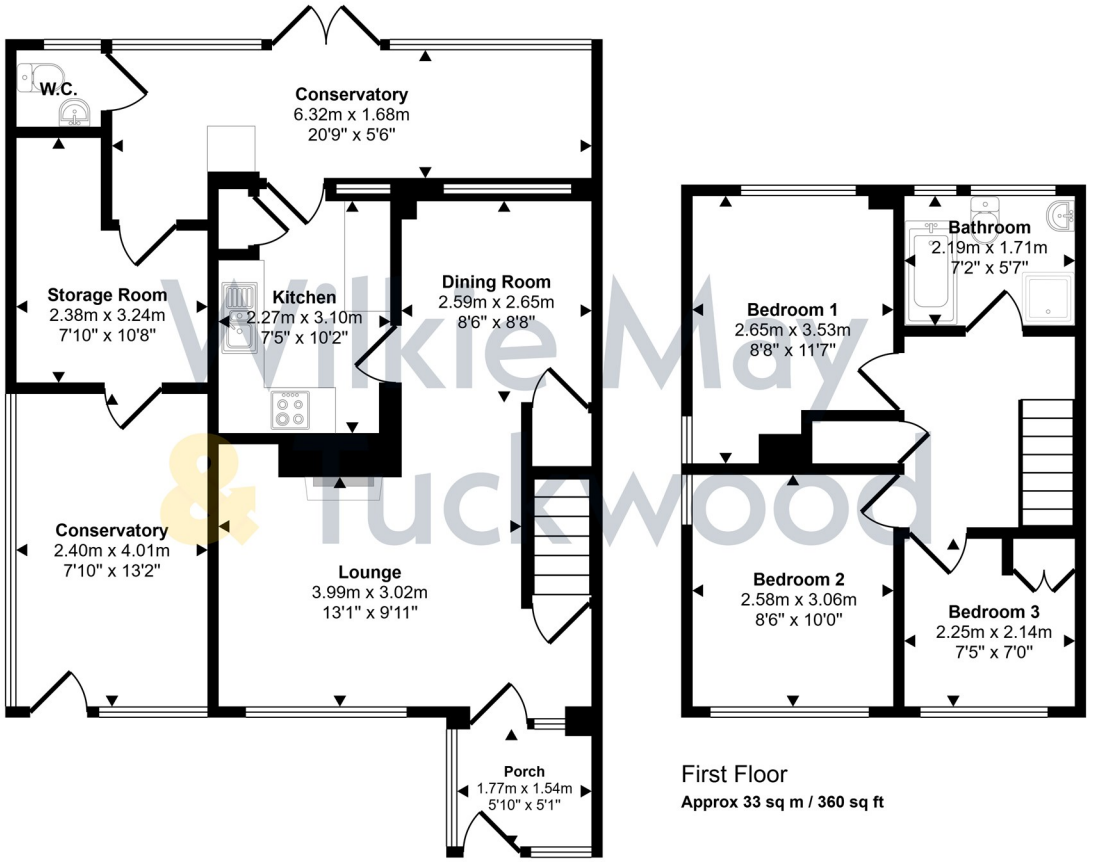
Price £225,000 Freehold

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			EPC

Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
102 sq m / 1094 sq ft



Wilkie May & Tuckwood

First Floor
Approx 33 sq m / 360 sq ft

Ground Floor
Approx 68 sq m / 734 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 three bedroom end of terrace house, with solar panels, air source heating and No Onward Chain.

- End of Terrace
- 3 Bedrooms
- Air Source Heating
- Close to Town Centre & Amenities
- No Onward Chain

The property comprises an end of terrace house built of traditional brick and block construction with rendered elevations under a tiled roof, with the benefit of full uVPC double glazing, solar panels and air source heating. The house is situated in a tucked away position close to the town centre and enjoys views to the Bristol Channel and Quantock Hills.

The accommodation in brief comprises; uPVC double glazed doors into the Garden Room; tiled floor, aspect to rear overlooking the gardens, basic range of kitchen units with space and plumbing for a washing machine and space and plumbing for a dishwasher, door into Downstairs WC; tiled floor, low level WC, wash basin, door into Workshop, door into Greenhouse. Half glazed door from the Garden Room into the Kitchen; wood effect laminate flooring, beech effect cupboards and drawers and a marble effect rolled edge worktop with inset stainless steel sink and drainer, four ring ceramic hob, electric oven under, space for under counter fridge. L Shaped Living Room/Dining Room; under stairs storage cupboard, wood effect laminate floor, aspect to front, wood burner inset into chimney breast with tiled surround and hearth, half glazed door into the Entrance Porch; tiled floor.

Stairs to first floor landing; hatch to roof space, airing cupboard housing copper cylinder with immersion switch. Bedroom 1; double aspect and views. Bedroom 2; double aspect. Bedroom 3; aspect to front. Family Bathroom; with a white four piece suite comprising a panelled bath, separate shower cubicle with electric Triton shower over, low level WC, pedestal wash basin.

OUTSIDE: The property has off road parking via a car port and with some adjustment, further off-road parking could be created within the top garden area. There is also a single garage access via West Street.

The gardens comprise 3 parts in total. The front garden, rear garden and top garden, playing host to a number of established fruit trees, to include apples, pears, and plums.

AGENTS NOTE: The owner is selling the house complete with furnishings (minus personal effects)

MATERIAL INFORMATION:

Council Tax Band: B

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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