Huish Lane

Watchet TA23 0GD

Price £215,000 Freehold

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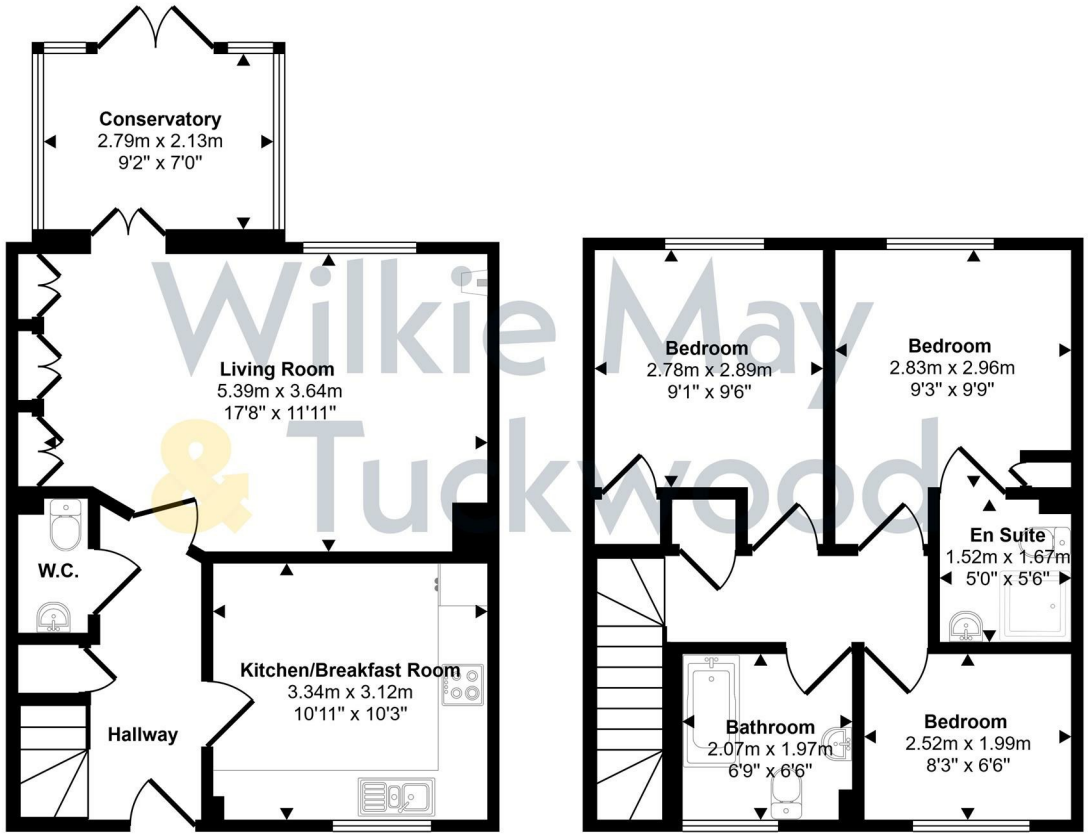
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
86 sq m / 926 sq ft



Wilkie May & Tuckwood

Ground Floor
Approx 46 sq m / 495 sq ft

First Floor
Approx 40 sq m / 431 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.

WM&T

Description

MOTIVATED SELLER - OPEN TO OFFERS - A well presented modern terraced family home, situated within walking distance of the local first school, the Mineral Line and transport links.

- Well Presented Accommodation
- Off Road Parking
- Close to Local First School
- Multi Fuel Burner
- Oil Fired Central Heating
- No Onward Chain

The property comprises a well presented and modernised terraced family home of traditional brick and block construction built by local developers Heathfield Developers Ltd under a slate roof with full uPVC double glazing and oil fired central heating, situated within a pleasant position within easy reach of the Mineral Line and local village amenities.

The accommodation in brief comprises; part glazed obscure glass uPVC door into Entrance Hall; with understairs storage cupboard. Downstairs WC; low level WC, pedestal wash basin with vanity unit, built in storage. Kitchen/Breakfast Room; with aspect to front, a good range of wood effect cupboards and drawers under a granite effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, integrated fridge-freezer, electric oven with electric hob and extractor fan over, dishwasher and room for a breakfast table. Living Room; with aspect to rear, multi fuel burner, extensive built in storage. Double doors to the Conservatory; double doors to the rear garden.

Stairs to the first floor Landing; with hatch to roof space, fitted loft ladder, airing cupboard housing stainless steel hot water tank. En-Suite Bedroom 1; with far reaching views to St Decumans Church and the surrounding farmland, built in wardrobe. En-Suite Shower Room; shower cubicle, mixer shower over, WC, wash basin, cupboard under, heated towel rail. Bedroom 2; aspect to front, built in wardrobe. Bedroom 3; aspect to front. Family Bathroom; part tiled walls, panel bath, mixer shower attachment over, pedestal wash basin, low level WC, heated towel rail, shaver point.

OUTSIDE: To the front of the property, there is a small garden laid to gravel. To the rear of the property, there is one block paved off road parking space, a small garden laid to lawn including a shed with power, the oil fired boiler and oil tank.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking for one vehicle 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.

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.org.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, reference 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 should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 13th October 2026. 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 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.

Tel: 01984 634793

Wilke May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23 0AE