





Doniford Road

Watchet TA23 0TG

Price £299,950 Freehold

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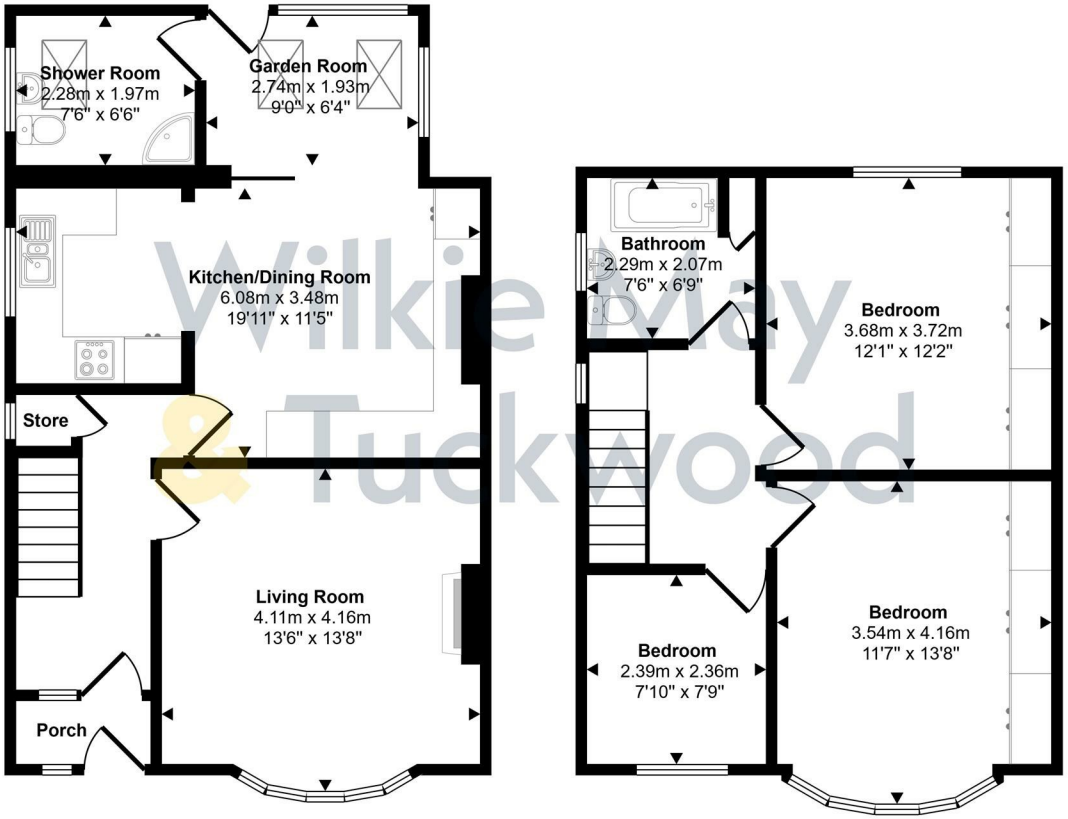
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
103 sq m / 1112 sq ft



Ground Floor
Approx 57 sq m / 613 sq ft

First Floor
Approx 46 sq m / 499 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

A well-presented and extended three-bedroom 1930's semi-detached house with off road parking and a garage.

- Enclosed Private Garden
- Well Presented
- Ground Floor Shower Room
- Garage & Off Road Parking
- Gas Fired Central Heating

The property comprises an extended semi-detached 1930's property situated on the Watchet's popular Doniford Road built of traditional brick construction with part rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property benefits from off road parking, along with a garage and enclosed private garden.

The accommodation in brief comprises; part glazed uPVC door with leaded light detail into the Entrance Porch; with a quarry tiled floor, original wooden glazed door into the Entrance Hall; with under stairs storage. Living Room; with bay window and aspect to front, living flame coal effect fire place with tiled surround with wooden mantle piece over; Door into the Kitchen/Dining Room; with aspect to rear and side, a range of fitted cream shaker style cupboards and drawers under a solid granite worktop with inset stainless steel sink, mixer tap over, tiled splashback, fitted eye level electric double oven, four ring hob, an extractor fan over, space for an American fridge/freezer, integrated dishwasher, cupboard housing Worcester boiler, ample room for dining table with additional cupboards surrounding the dining area; into Garden Room; door to rear garden, door into ground floor Shower Room; with Velux window, a large corner shower tray with thermostatic mixer shower over, multi-panel surround, low level WC, pedestal wash basin built into vanity unit, space and plumbing for the washing machine. Stairs to First Floor Landing; with a hatch to the roof space and loft ladder. Bedroom 1; with aspect to front, bay window, good range of full height fitted wardrobes. Bedroom 2; aspect to rear, again a good range of full height fitted wardrobes. Bedroom 3; aspect to front. Family Bathroom; with white suite comprising panel bath, tiled surround, electric Mira Sport shower over, wash basin set into vanity cupboard, low level WC; Airing Cupboard; housing the modern foam lagged cylinder, with electric immersion & wood slat shelving over.

OUTSIDE: The property has off road parking for 2 cars and access to the garage with electric up and over door, power and lighting and personal door to rear garden. The rear garden is L shaped and laid to gravel for easy maintenance and has a good-sized timber shed with power.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is 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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