





Greenway

Watchet TA23 0BP

Price £275,000 Freehold

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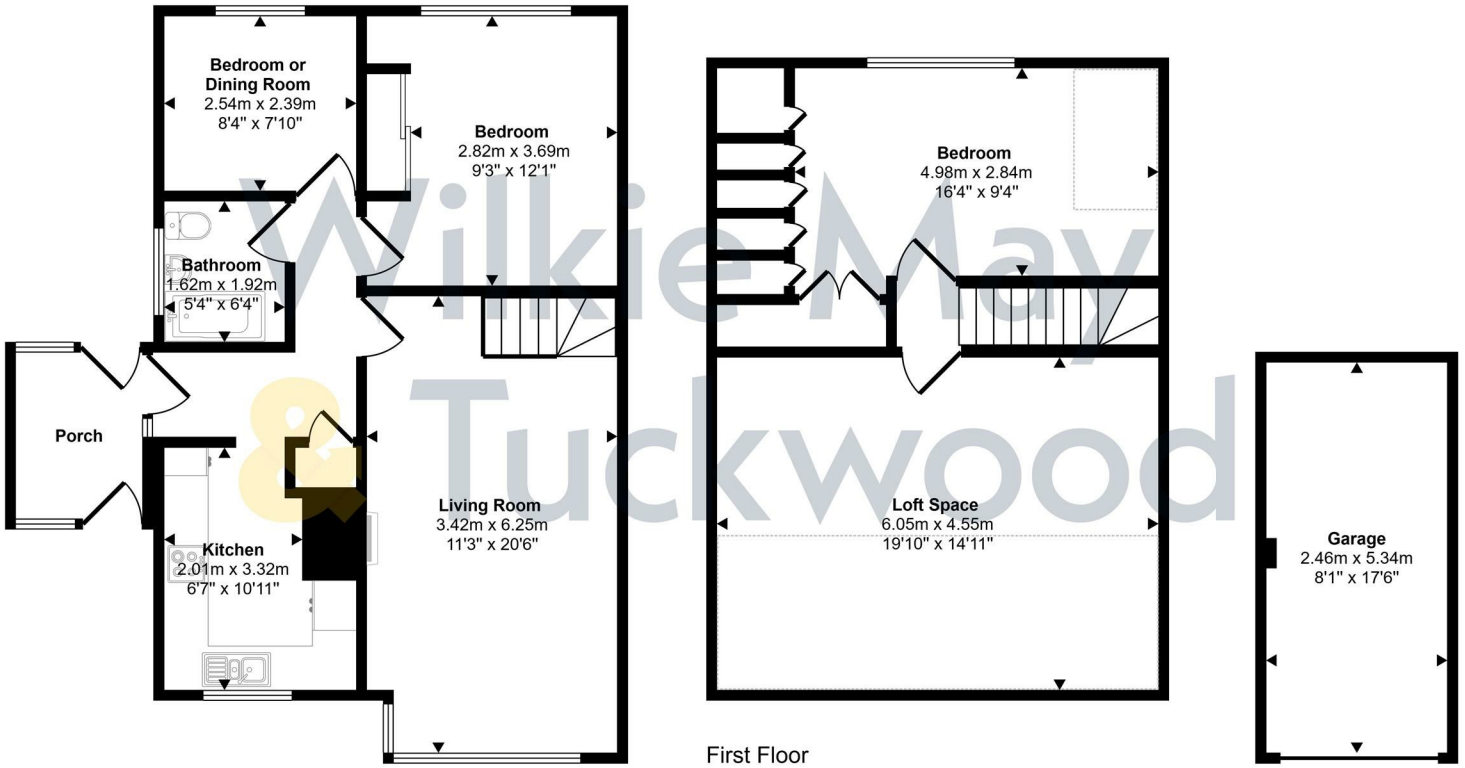
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
129 sq m / 1385 sq ft



Ground Floor
Approx 64 sq m / 689 sq ft

First Floor
Approx 51 sq m / 554 sq ft

Garage
Approx 13 sq m / 142 sq ft

Denotes head height below 1.5m

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/three bedroom semi detached house, situated in a quiet cul-de-sac close to the town centre with outstanding far reaching sea views.

- Far Reaching Views
- Gas Central Heating
- Full uPVC Double Glazing
- Close to Town Centre & Amenities
- Garage & Off Road Parking

The property comprises a semi-detached house of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The house sits in an elevated position within the town and enjoys far reaching views over the Bristol Channel towards the Welsh Coastline, and to the towns Harbour, Marina, and Lighthouse.

The accommodation in brief comprises; half glazed uPVC door with side viewing panel into the spacious Porch; with a tiled floor and half glazed uPVC door to the rear garden. Obscure glazed wooden door into the Entrance Hall, with LVT wood effect flooring, linen cupboard with wood slat shelving. Kitchen; with aspect to front, a range of gloss white cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashback, fitted electric double oven, four ring induction hob with extractor fan over, integrated fridge/freezer, space and plumbing for a washing machine. Living Room; with aspect to front, and stairs rising to the first floor, living flame coal effect gas fire with polished stone surround and wooden mantel piece over, far reaching views from the large picture window over the Bristol Channel to the Welsh coastline, the towns Harbour and Lighthouse. Ground floor Bedroom One; with aspect to rear, fitted wardrobes with sliding mirrored doors. Bedroom Two or Dining Room; aspect to rear. Family Bathroom; with white suite comprising a panelled bath, with a tiled surround and electric shower over, pedestal wash basin, low-level WC. On the first floor; Bedroom Three; with an aspect to the rear, fitted wardrobes. Hatch to loft space which is suitable for further conversion subject to any necessary planning permissions, with a newly installed (Jan 26) wall mounted Vaillant boiler for central heating and hot water.

OUTSIDE: The front of the property has off-road parking and access to the Garage via an electric roller door with power and lighting. The front garden has a decking platform. The rear garden is terraced and laid to lawn and paving and fantastic views can be enjoyed.

MATERIAL INFORMATION:

Council Tax Band: C

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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