





Risdon Road

Watchet TA23 0HL

Price £240,000 Freehold

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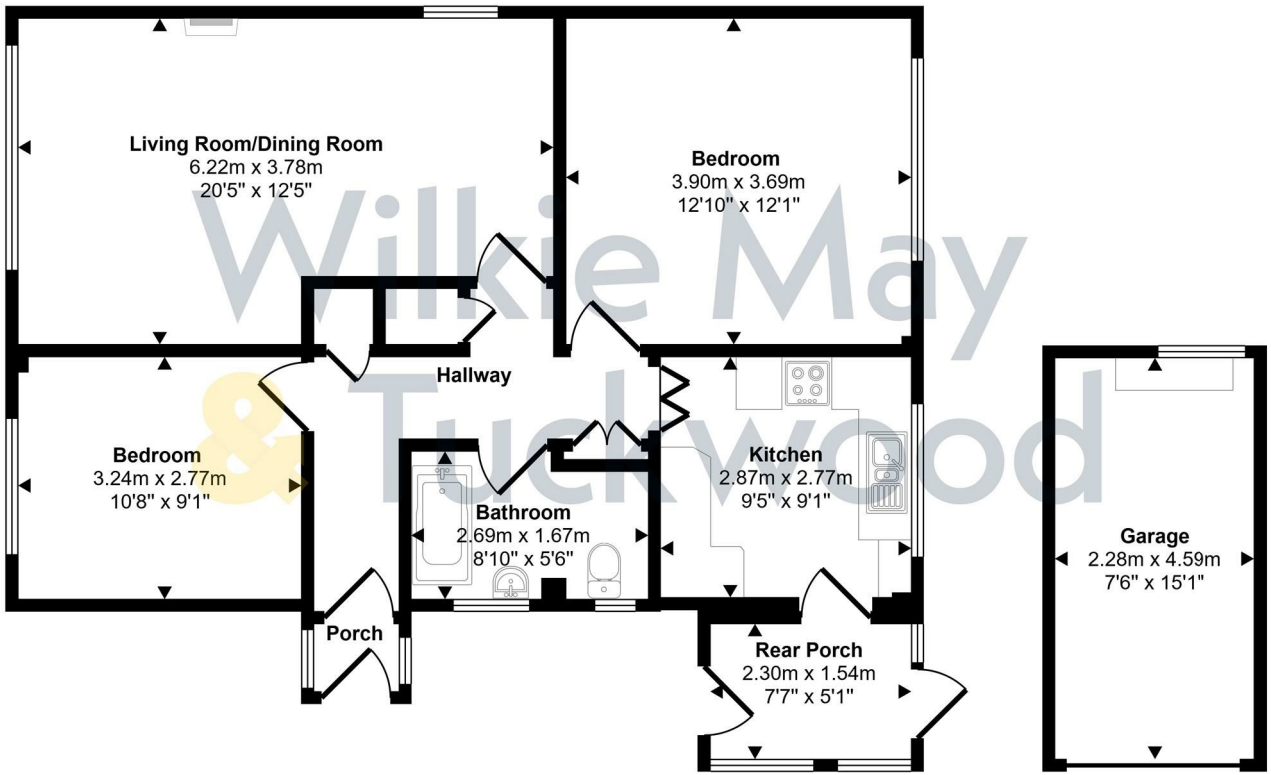
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
84 sq m / 905 sq ft



Wilkie May & Tuckwood

Floorplan
Approx 74 sq m / 792 sq ft

Garage
Approx 10 sq m / 113 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 well maintained, two bedroom detached bungalow occupying a private position on the edge of the town, with a Garage, Parking and No Onward Chain.

- No Onward Chain
- Garage & Off Road Parking
- Gas Fired Central Heating
- Well Maintained
- Full uPVC Double Glazing

The property comprises a detached bungalow of timber framed construction with a brick exterior skin, under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The bungalow has two generous bedrooms, and private gardens, together with a Garage with power and lighting and No Onward Chain.

The accommodation in brief comprises; obscured glazed aluminium door into the Entrance Porch; with wood panelling and tiled floor; part glazed wooden door into the Entrance Hall; boiler cupboard housing the Worcester boiler, airing cupboard housing a copper cylinder with jacket and electric immersion switch with wood slat shelving over, shallow double storage cupboard. L shaped Living Room/Dining Room; with double aspect and feature electric fire place; Kitchen; with aspect to rear overlooking the garden, with a range of white modern cupboards and drawers under a wood effect rolled edge laminate work top with inset stainless steel sink and drainer, tiled splash back, space for electric oven with extractor hood over, space for tall fridge freezer, space and plumbing for washing machine. Half glazed uPVC door to rear porch with a door to front and a door to back. Bedroom 1; with aspect overlooking the rear garden, Bedroom 2; with aspect overlooking the front garden, Family Bathroom; with white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin.

OUTSIDE: The property is situated in an incredibly private plot with gardens being well kept and tended by the current owner. The front garden is laid to lawn with established hedging and a number of shrubs. The rear garden is laid again to lawn with small vegetable patches, a timber shed and pedestrian access to the Garage with power and lighting, up and over door and parking for one vehicle in front.

MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991
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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