



Doniford Road

Watchet TA23 0DE

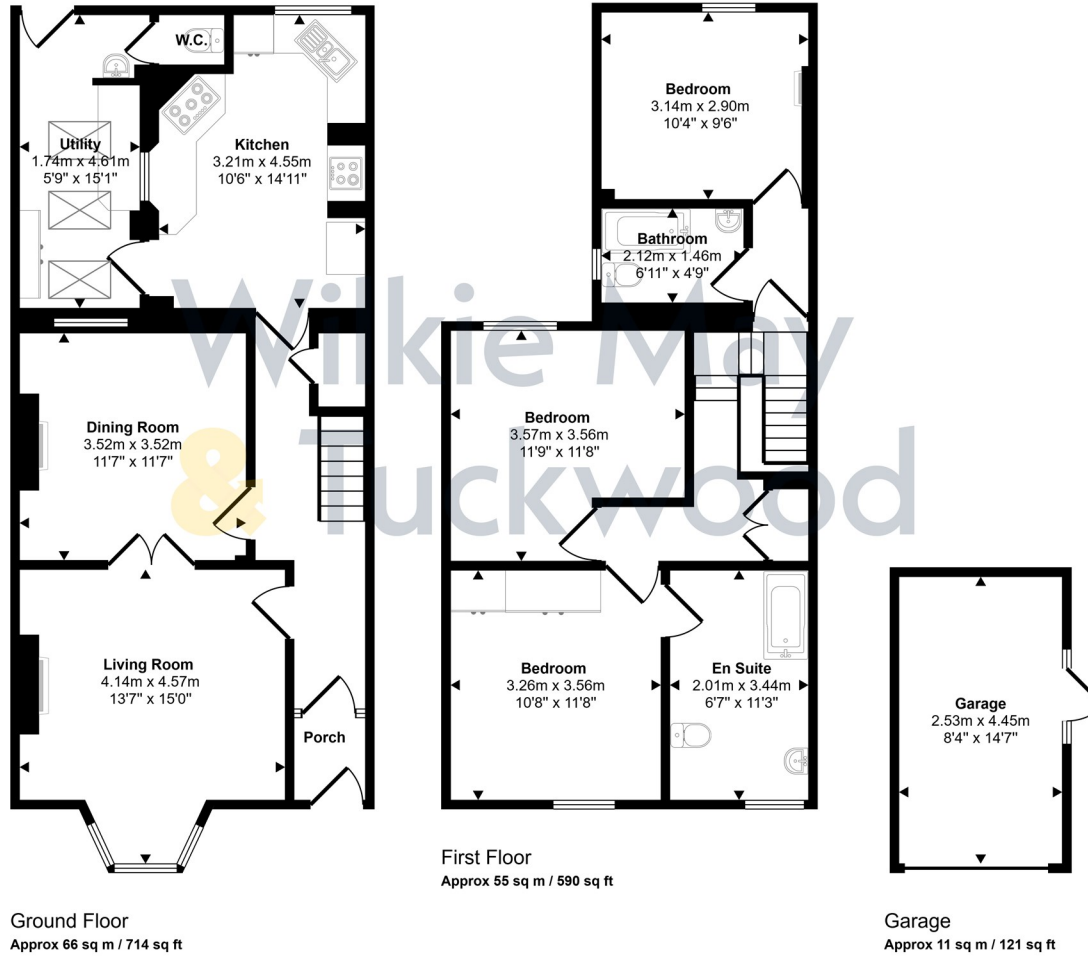
Price £350,000 Freehold

			EPC
3	2	2	

Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
132 sq m / 1425 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.

Description

A well presented and truly stunning period family home, with off road parking, a Garage and two bathrooms, situated in a convenient location with easy access to the harbour, art centre and close to town centre amenities.

- Terraced Period Home
- Three Bedrooms, Two Bathrooms
- Original Features Throughout
- Garage, Gardens & Parking



The accommodation in brief comprises; original door into Entrance Porch; with original tiled floor. Part glazed door into Entrance Hall; original tiled floor, understairs storage cupboard with shelving. Living Room; with aspect to front, original open fire with cast iron and marble surround with a slate tiled hearth, double doors into Dining Room; wooden stained flooring, aspect to rear, open fire with inset woodburner, adjacent alcove cupboard. Kitchen/Breakfast Room; aspect to rear and side, Karndean oak effect flooring, modern cream fitted kitchen comprising a range of cupboards and drawers under a marble effect rolled edge worktop with 1 ½ bowl stainless steel sink and drainer, mixer tap over, tiled splashback, fitted electric eye level oven with microwave oven over, 5 ring gas hob and extractor fan over, space for a dish washer, space for fridge-freezer, recess currently housing Everhot electric range oven. Stable door into Utility/Boot Room; quarry tiled floor, 3 x Velux windows, solid wood worktop with space and plumbing for washing machine, space for tumble dryer over, wash hand basin with tiled splashback. Door into Downstairs WC; with low level WC, Potterton gas fired combi boiler for central heating and hot water.

Stairs to the first floor from the Entrance Hall to half landing. Principle Landing; with airing cupboard, loft ladder to loft space which is insulated and plaster boarded with good potential to convert into further accommodation subject to planning permission. Master Bedroom; aspect to front, original cast iron Victorian fireplace, fitted wardrobes. Door into En-Suite Bathroom; aspect to front, half height panelling, large bath with tiled surrounds and mixer tap over, low level WC, pedestal wash basin, electric heated towel rail. Bedroom 2; aspect to rear, feature cast iron fireplace. Rear Quarter/Bedroom 3/Letting Room; aspect to rear, feature cast iron fireplace. Door into adjoining En-Suite Bathroom; with white suite comprising panelled bath with electric Triton shower over, tiled surrounds, low level WC, pedestal wash basin, shaver point.

OUTSIDE: To the front of the property there is an enclosed garden laid to lawn with



established box hedging with an original cast iron gate. To the rear there is a level garden laid to lawn with summerhouse with power and lighting. Pre-cast concrete Garage; with an up and over door, power and lighting and off road parking space in front.

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



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.gov.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 purchasers 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 contract on behalf of the vendor. 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 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 feature 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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