



South Road

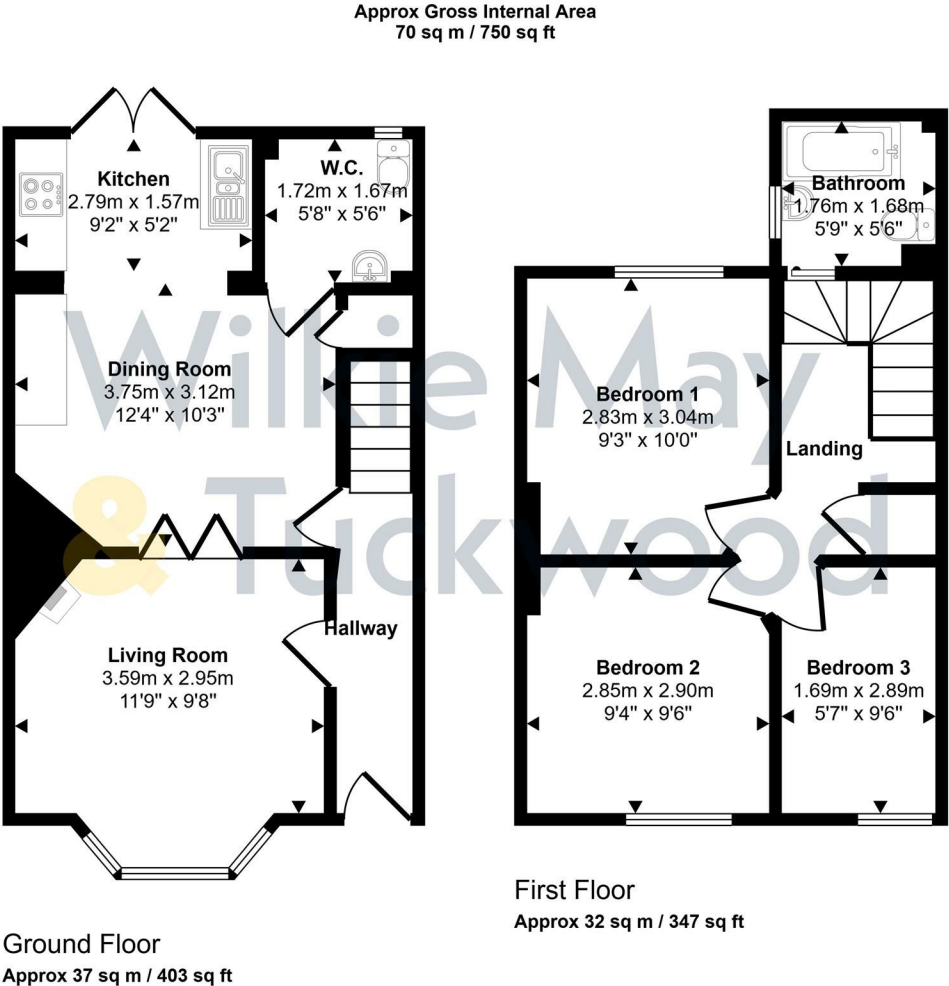
Watchet TA23 0HB

Price £205,000 Freehold

			D
3	2	2	EPC

**Wilkie May
& Tuckwood**

Floorplan



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

NO ONWARD CHAIN – IDEAL FIRST TIME BUY – A well presented and modernised three bedroom terraced family home, far reaching views to the Quantock Hills, gardens and No Onward Chain.

- No Onward Chain
- Ideal First Time Buy or Investment
- Gas Fired Central Heating
- uPVC Double Glazing
- Well Presented Throughout



The property comprises a terraced ex-local authority family home, of traditional brick construction with reconstructed stone elevations under a tiled roof, with the benefit of full uPVC double glazing and gas central heating. The house has a modern fitted Kitchen and Bathroom, enjoys far reaching views to the Quantock Hills and has No Onward Chain.

The accommodation in brief comprises; Part glazed original wooden door into Entrance Hall.

Door into Living Room; with wood block herringbone flooring, bay window, aspect to front, living flame gas coal effect fire, with stone surround and hearth.

Folding doors into the Kitchen/Dining room; aspect to the rear, understairs storage cupboard, modern shaker style kitchen comprising a range of cupboards and drawers under a solid oak worktop with tiled splashbacks, fitted electric oven, 4 ring electric hob and extractor fan over, stainless steel sink and drainer, mixer tap over, space and plumbing for a washing machine, space for tall fridge freezer.

Patio doors to the rear garden.

Door into Downstairs WC; (formerly a wet room) with low level WC, wash basin, tiled walls and Worcester combi boiler for the central heating and hot water.

Stairs to first floor landing with hatch to roof space, linen cupboard.

Bedroom One; aspect to front, with far reaching views to the Quantock Hills. Bedroom 2, aspect to rear. Bedroom 3, aspect to front.

Family Bathroom; with white suite comprising panelled bath, mixer shower attachment over, low level WC, pedestal wash basin, multi-panelled walls.

OUTSIDE: The property has a small front garden laid to gravel for ease of maintenance. To the rear of the house there is a generous enclosed garden, laid to lawn, with rear pedestrian gated access and a timber shed.

AGENTS NOTE: There is a small annual service charge of £9.60 per year payable to Magna Housing Association for the upkeep of the pedestrian path at the rear.

ACCOMMODATION:

Entrance Hall

Living Room

Kitchen/Dining Room



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority:

Property Location: Add text here **Council Tax Band:** A

Broadband and mobile coverage: Add text here

Flood Risk: Add text here

Planning: Add text here

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 April 2024.

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 2010:

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

Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

OAE



WM&T