





Castle Mead

Washford TA23 0PZ

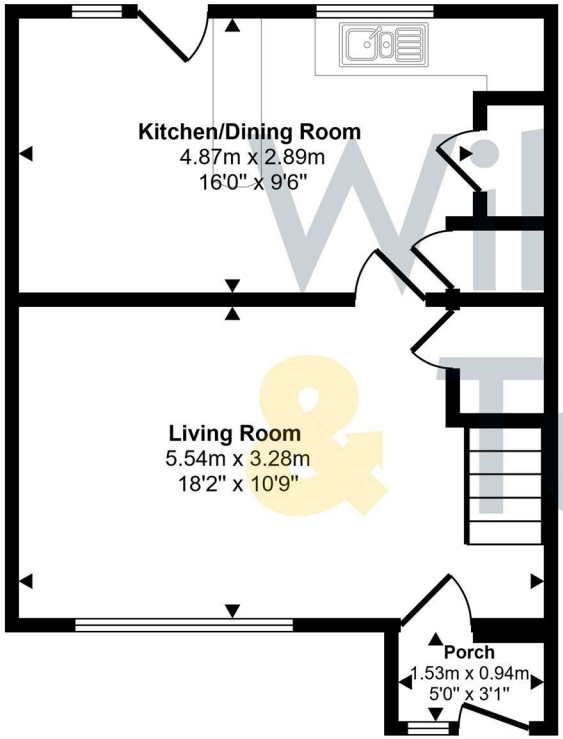
Price £165,000 Freehold

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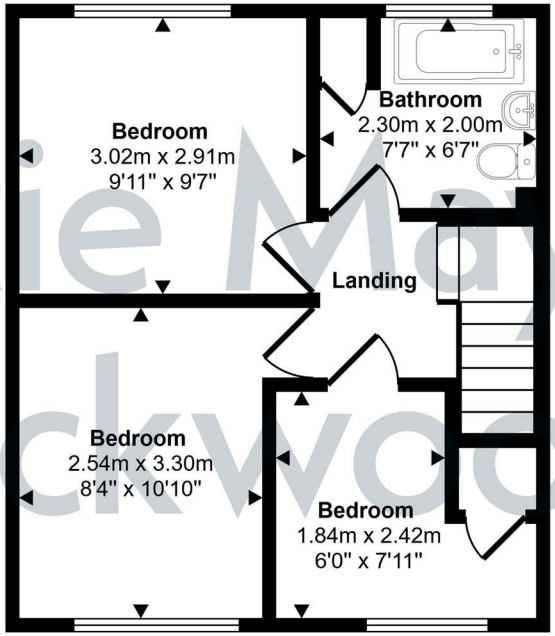
Wilkie May & Tuckwood

Floorplan

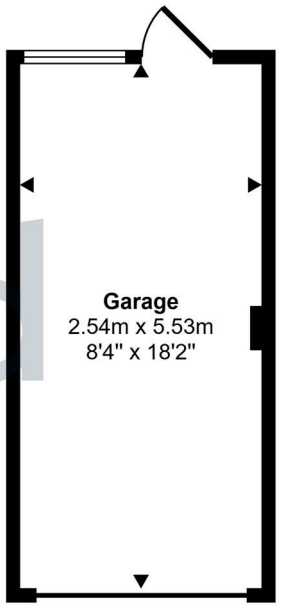
Approx Gross Internal Area
85 sq m / 915 sq ft



Ground Floor
Approx 36 sq m / 391 sq ft



First Floor
Approx 35 sq m / 373 sq ft



Garage
Approx 14 sq m / 151 sq ft

Wilkie May & Tuckwood

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 three bedroom terraced house in need of complete modernisation, with a Garage, and No Onward Chain, situated in the popular village of Washford.

- In Need Of Complete Refurbishment
- Garage & Gardens
- No Onward Chain
- Night Storage Heating
- 3 Bedrooms
- Terraced

The property comprises a terraced house built of traditional block construction with reconstructed stone and part rendered elevations under a tiled roof with the benefit of timber framed single glazed windows and electric night storage heaters. The house is in need of complete renovation and is available with No Onward Chain.

The accommodation in brief comprises; part glazed door into Entrance Porch, door into the Living Room; aspect to front, under stairs storage cupboard, door into the Kitchen/Dining Room; aspect to rear, door to rear garden, basic range of fitted cupboards and drawers with a stainless steel sink and double drainer, tiled splashbacks, space for electric cooker, space and plumbing for a washing machine. Stairs to first floor from the Living Room. Landing with hatch to roof space. Bedroom 1; aspect to rear. Bedroom 2; aspect to front. Bedroom 3; aspect to front. Family Bathroom; with a coloured suite comprising a panelled bath, low level WC, pedestal wash basin, airing cupboard with hot water cylinder, immersion switch and wood slat shelving over.

OUTSIDE: To the rear of the property there is a small enclosed garden with access to the Garage; with personal door and up and over door.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage

Parking: There is 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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