



## Risdon Road

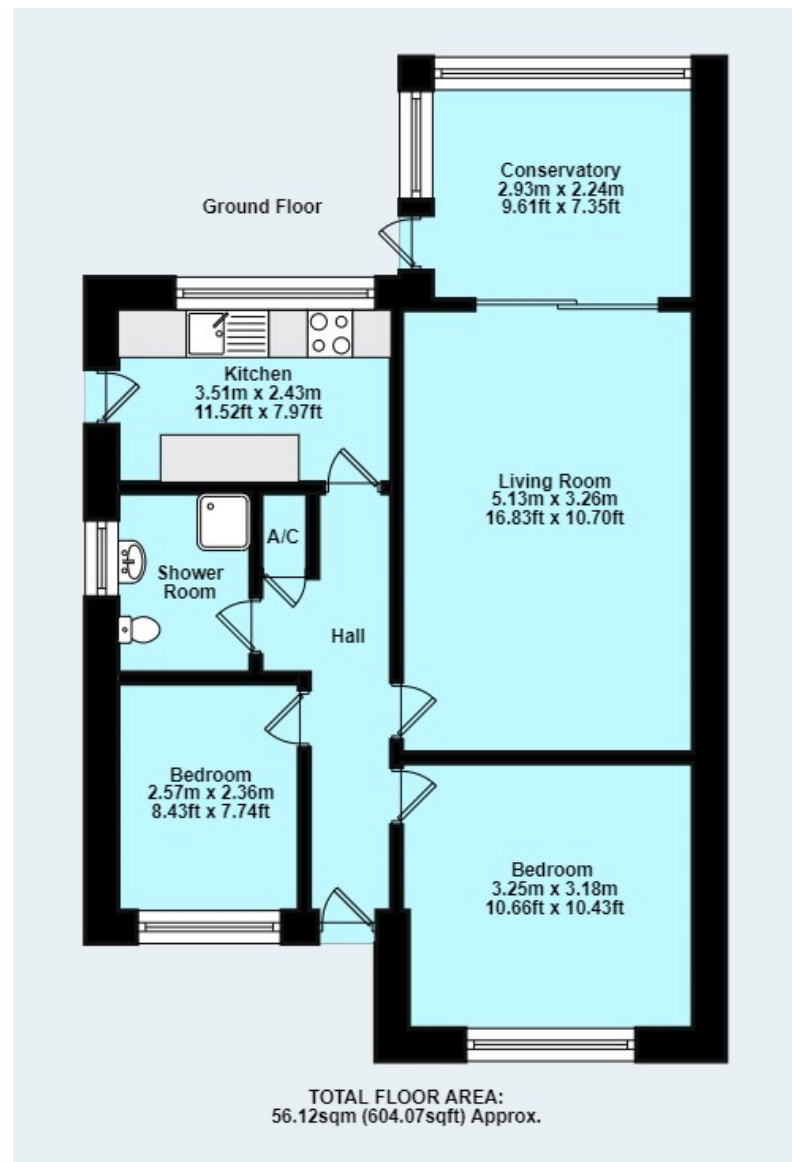
Watchet TA23 0HJ

Price £220,000 Freehold



**Wilkie May  
& Tuckwood**

# Floorplan





# Description

**NO ONWARD CHAIN – A two bedroom semi detached bungalow in need of cosmetic updating with solar panels and No Onward Chain.**

- No Onward Chain
- Garage & Off Road Parking
- Gas Fired Central Heating
- In Need of Cosmetic Updating
- uPVC Double Glazing



## NO ONWARD CHAIN

The property comprises a semi detached bungalow of timber framed construction with rendered elevations under a tiled roof, with the benefit of uPVC double glazing, gas central heating and solar panels, situated in a convenient location on the edge of the town with No Onward Chain.

The accommodation in brief comprises; Half glazed uPVC door into Entrance Hall; with solid wood flooring, telephone point, hatch to roof space, airing cupboard housing copper cylinder with jacket and immersion switch.

Living Room; with aspect to rear, and sliding doors into the Conservatory.

Kitchen; with aspect to rear, range of wooden cupboards and drawers under a granite effect rolled edged worktop with inset one and a half bowl composite sink and drainer, with mixer tap over, tiled splashback, fitted electric Neff oven, fitted four ring Neff electric hob, space and plumbing for washing machine, space for tall fridge freezer, wall mounted Potterton boiler for central heating and hot water, door to carport.

Bedroom One; with aspect to front and wood effect laminate flooring.

Bedroom Two; with aspect to front and wood effect laminate flooring.

Shower Room; with tiled floor, corner shower cubicle, with thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: The property has a small lawn front garden with a number of established colourful shrubs. The driveway is accessed via double wrought iron gates with off parking for at least two vehicles, with a carport leading to the Garage; with double timber doors, power and lighting. The south facing gardens are fully enclosed and laid mainly to lawn with a small patio seating area adjacent to the Conservatory.

## ACCOMMODATION:

Entrance Hall

Living Room

Kitchen

Shower Room

Bedroom 1

Bedroom 2



#### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Freehold

**Services:** Add text here

**Local Authority:**

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

**Broadband and mobile coverage:** Add text here

**Flood Risk:** Add text here

**Planning:** Add text here

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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.

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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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