





Gladstone Terrace

Watchet TA23 0DP

Price £250,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
108 sq m / 1160 sq ft



Ground Floor
Approx 38 sq m / 412 sq ft

First Floor
Approx 32 sq m / 341 sq ft

Second Floor
Approx 19 sq m / 200 sq ft

Garden Room
Approx 19 sq m / 208 sq ft

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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 highly individual and stunning three bedroom terraced family home, with a home studio/office, and off road parking.

- Popular Terrace
- Meticulously Renovated by Current Owners
- Immaculate Throughout
- Home Office/Annexe/Studio
- Off Road Parking
- Electric Heating

The property comprises a terraced house of stone construction with part rendered elevations under a tiled roof with the benefit of full uPVC double glazing and electric heating. The current owners have meticulously renovated the property during their ownership to include the construction of a detached work from home studio/annexe accommodation that will appeal to several markets, fully equipped with a wood burner, toilet and sink.

The accommodation in brief comprises; fully glazed uPVC door into the Kitchen; aspect overlooking the attractive courtyard, wood effect LVT flooring, new fitted kitchen comprising an excellent range of white high gloss cupboards and drawers under a quartz worktop with inset stainless steel sink with mixer tap over, fitted electric oven with a four ring gas hob with extractor hood over, space and plumbing for a washing machine, integrated fridge/freezer, glazed wooden door into the open plan Living Room/Dining Room; double aspect, flooring to match the kitchen, wood burner inset into chimney breast with slate hearth, airing cupboard under the stairs housing a modern stainless steel tank with immersion switch. Glazed door into front Entrance Hall; LVT wood effect flooring, door to front courtyard garden.

Stairs to first flooring landing. Bedroom 2; aspect to front with an excellent range of fitted shelves. Bedroom 3; aspect to rear, cast iron feature fireplace. Family Bathroom; with four-piece white suite comprising a roll top bath with shower attachment, separate shower cubicle with multi panel surround, thermostatic mixer shower over, low level WC, wash basin inset into vanity cupboard, heated towel rail. Stairs to second floor; En-Suite (WC) Bedroom 1; aspect to rear with far reaching views to the Quantock Hills. Built in eaves wardrobes, door into En-Suite WC; low level WC, wash basin.

OUTSIDE: The property is approached via a colourful council-maintained lane, with off road parking for one vehicle. There is a detached home office/annexe complete with a wood burner, Belfast sink and separate WC which lends itself to a very nice work from home space, or overflow annexe accommodation.

MATERIAL INFORMATION:

Council Tax Band: A

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking 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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