





Admirals Close

Watchet TA23 0QD

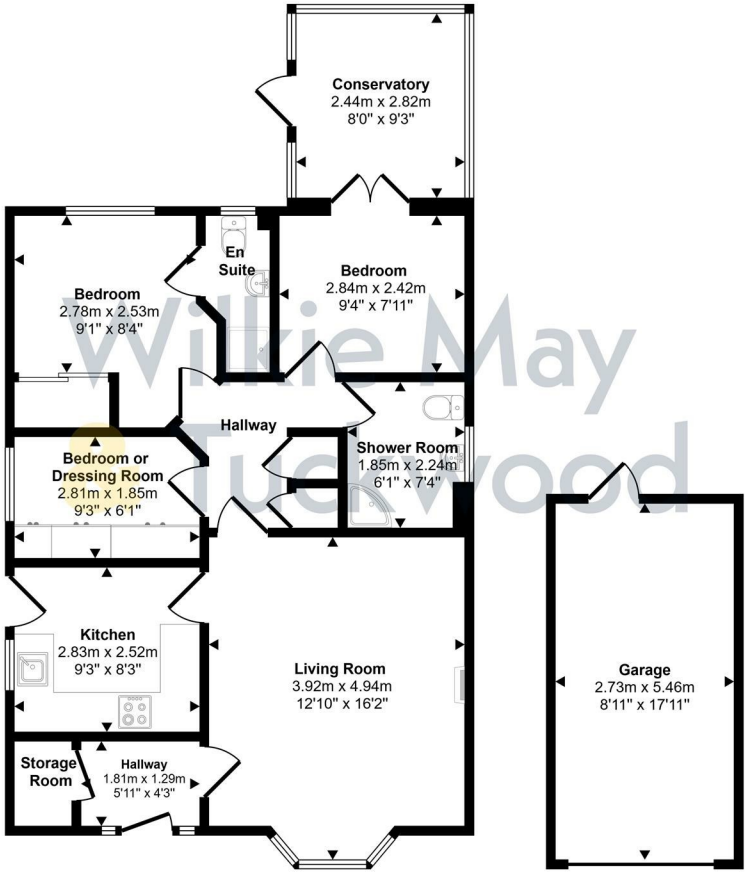
Price £325,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
88 sq m / 947 sq ft



Floorplan
Approx 73 sq m / 786 sq ft

Garage
Approx 15 sq m / 161 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 three bedroom detached bungalow situated in a popular cul-de-sac, with En-Suite Master Bedroom, Garage, and ample parking.

- In Need of Modernisation
- Garage & Off Road Parking
- No Onward Chain
- Gas Fired Central Heating
- En-Suite Bedroom

The accommodation in brief comprises; Part glazed door into Entrance Hall: storage cupboard. Door into Living Room: aspect to front, bay window, living flame gas coal effect fireplace with marble hearth and surround, wooden mantel piece over. Kitchen: with aspect to side, range of original fitted cupboards and drawers under a rolled edge worktop with inset one and a half bowl sink and drainer, mixer tap over, ATAG gas combi boiler for central heating and hot water, built in electric AEG oven with 4 ring hob over, extractor over, space for under counter fridge, space for tall fridge/freezer, space and plumbing for washing machine. Inner hall: storage cupboard, linen cupboard. En-Suite Master Bedroom 1: aspect to rear, built in wardrobe, door into En-Suite Shower Room: tiled walls, shower cubicle with electric Mira shower over, low level WC, pedestal wash basin, light and shaver point. Bedroom 2 or Dining Room: aspect to rear, with French doors into Conservatory: ceramic tiled floor, double glazed units, radiator and power points. Bedroom 3: aspect to side, with a fitted full height wardrobes. Shower Room: part tiled walls, corner shower cubicle, with thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: To the front of the bungalow is a small lawned garden with adjacent driveway affording off road parking for 3 cars. There is also a Garage with up and over door, power and lighting with personal door to the Garden. The rear garden is laid to patio slabs, chippings and lawn and includes a timber shed.

MATERIAL INFORMATION:

Council Tax Band: D

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 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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