Maglands Road

Watchet TA23 0ED

Price £250,000 Freehold

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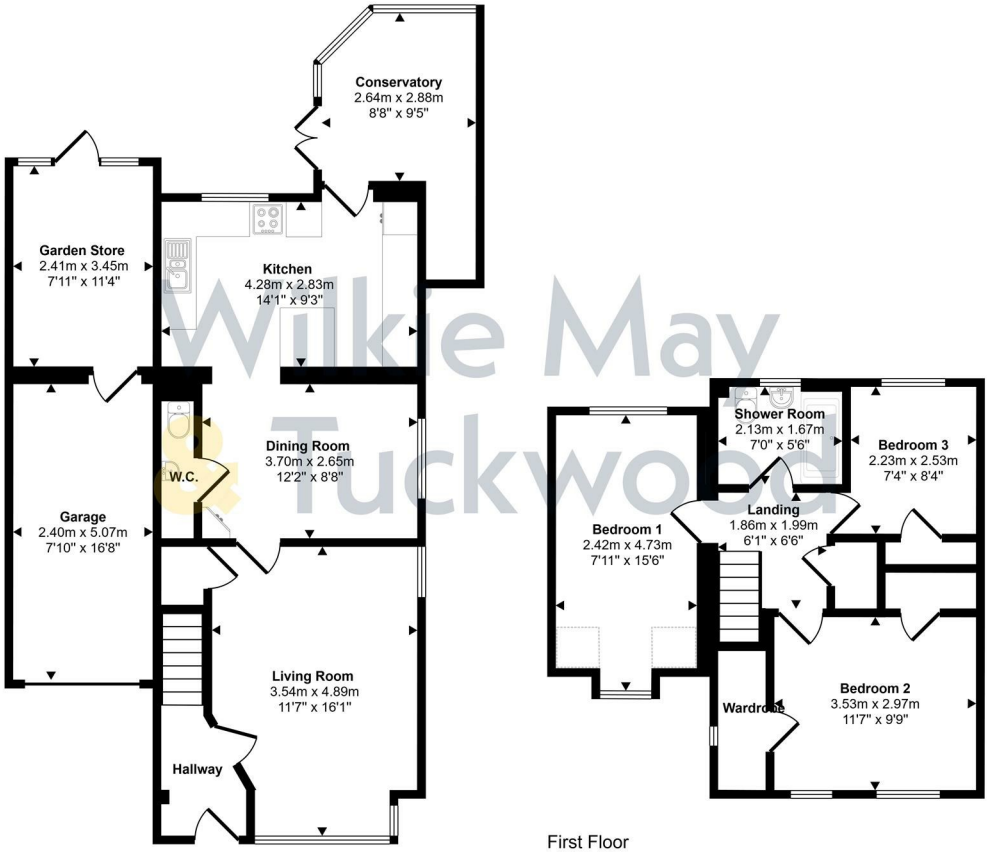
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
123 sq m / 1320 sq ft



Wilkie May & Tuckwood

First Floor
Approx 44 sq m / 469 sq ft

Ground Floor
Approx 79 sq m / 851 sq ft

Denotes head height below 1.5m

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.

WM&T

Description

A spacious end of terrace (one of three) family home in need of cosmetic updating, with a Garage, Gardens and off road parking.

- End Of Terrace
- 3 Bedrooms
- In Need Of Modernisation
- Garage & Off Road Parking
- No Onward Chain

The property comprises a spacious end of terrace (one of three) family home built of traditional brick and block construction, under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The house would benefit from cosmetic modernisation, and is situated in a convenient location close to the bowling club, local shops and primary school and is available with No Onward Chain.

The accommodation in brief comprises; uPVC door into Entrance Hall; door into Living Room; with double aspect, gas fire place (disconnected), bay window, under stairs storage cupboard. Dining Room; with aspect to side, door into Downstairs WC; with low level WC, wash basin and tiled splashback. Kitchen; with aspect to rear with a range of the original fitted cupboards and drawers under a rolled edge worktop with inset stainless steel sink and drainer, matching island, space for a gas cooker, space and plumbing for a washing machine, space for tall fridge/freezer, Baxi wall mounted boiler (installed 2025), door into Conservatory; with doors to side storage area, door to garden. Stairs to first floor Landing; airing cupboard with a hot water cylinder with immersion switch, hatch to roof space with loft ladder. Bedroom 1; aspect to front, built in wardrobe, second built in wardrobe with obscure glazed window to side. Bedroom 2; double aspect. Bedroom 3; aspect to rear, built in wardrobe. Shower Room; with white suite comprising low level shower tray with multi panel surround, electric Mira shower over, low level WC, pedestal wash basin.

OUTSIDE: To the front of the house there is a small garden, a block paved driveway leading into the Garage; with up and over door, power and lighting and door to the rear garden. The rear garden is enclosed and laid to lawn with planted borders and includes a greenhouse.

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.

THE PROPERTY MISDESCRIPTIONS ACT 1991
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.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: D

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on https://checker.ofcom.org.uk/.

Flood Risk: Surface Water: XXX **Rivers and the Sea:** XXX risk **Reservoirs:** XXX **Groundwater:** XXX. We recommend you check the risks on

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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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