



Causeway Terrace

Watchet TA23 0HP

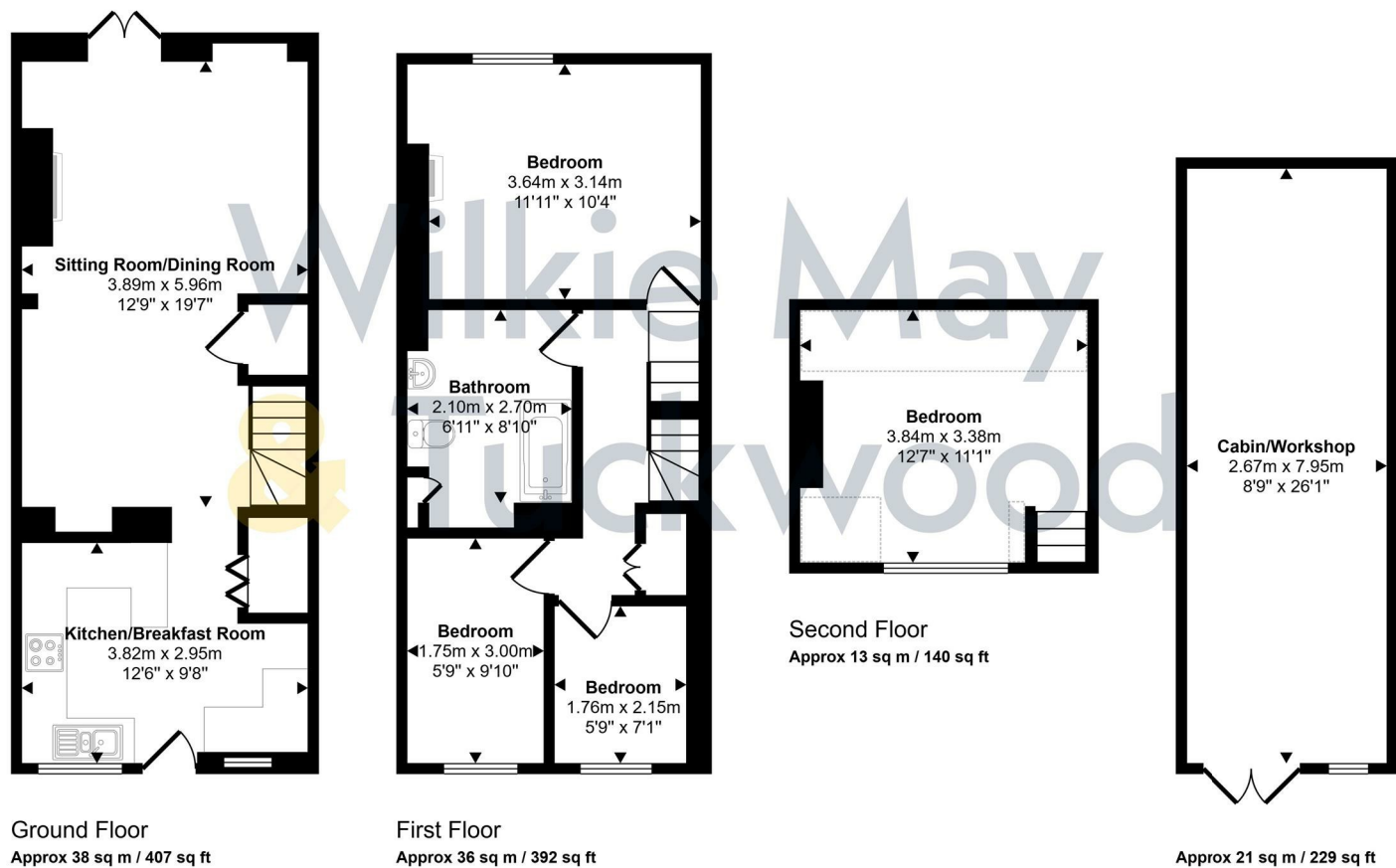
Price £250,000 Freehold



**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
108 sq m / 1167 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.

Description

BEAUTIFULLY PRESENTED – A beautifully presented three-bedroom terraced cottage, with off road parking and a substantial craft room/workshop.

- Beautifully Presented
- Off Road Parking
- Substantial Craft Room/Workshop
- Gas Fired Central Heating
- Double Glazing



The property comprises an extended terraced cottage of traditional stone and brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The cottage has beautifully presented accommodation arranged over three floors, a south facing private rear garden and a substantial timber craft room/workshop that could be used for several purposes.

The accommodation in brief comprises; part glazed uPVC door into Kitchen/Breakfast Room; with an aspect to front, re-fitted modern kitchen comprising a range of shaker style cupboards and drawers under a wood effect squared edge worktop with 1 ½ bowl inset ceramic sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven, four ring gas hob and extractor fan over, space and plumbing for dishwasher, space and plumbing for washing machine, space for tall fridge-freezer, breakfast bar, built in cloaks cupboard.

Squared archway with reclaimed beam into Living Room/Dining Room; with wood effect LVT flooring, aspect to the rear with patio doors leading onto the South facing sunny courtyard garden, understairs storage cupboard, wood burner inset into chimney breast with tiled slate hearth, wooden mantelpiece over.

Stairs to first floor Landing; built in linen cupboard with double doors.

Bedroom; with aspect to rear with far reaching distant views to The Quantock Hills, an attractive original Victorian range fireplace with exposed brick surround.

Bedroom; aspect to front. Bedroom 3; aspect to front.

Family Bathroom; with white suite comprising P-shaped bath with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail, Vaillant combi boiler for central heating and hot water.

Stairs to Loft Room/Occasional Bedroom; with Dormer window, far reaching views to The Bristol Channel, Steep Holm, Flat Holm and the Welsh coastline.



OUTSIDE: The property has off road parking to the front along with an enclosed garden laid to lawn and gravel pathways with a large timber cabin with power and lighting, suitable for a number of uses and ideal for those who work from home or who are self employed. To the rear, there is a fully enclosed courtyard garden laid to heavy slabs enjoying a South facing aspect with a pergola and a covered seating area.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is 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



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: B

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

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. all descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranties or warranties in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared 21st September 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars 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.

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.



Tel: 01984 634793
Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23 0AE

