





Culvercliffe Road

Watchet TA23 0EN

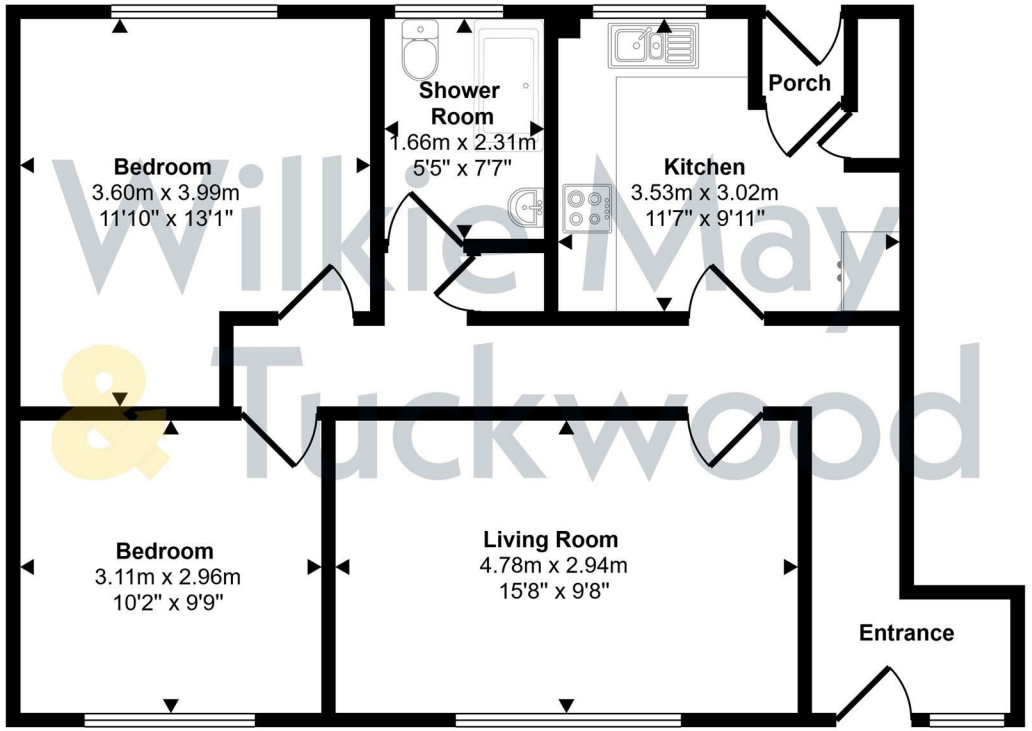
Price £169,950 Leasehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
66 sq m / 714 sq ft



Floorplan

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 recently renovated and very well presented two-bedroom ground floor flat with off road parking, a garage, gardens and No Onward Chain.

- No Onward Chain
- Well Presented Throughout
- Garage & Off Road Parking
- Gardens
- Electric Heating

The property comprises a ground floor purpose built flat, with spacious and light accommodation that has just been refurbished to a high standard with works to include a new kitchen, redecoration throughout, new flooring, a new fuse board and heating. The flat has the added benefit of having a front and rear garden, off road parking and a Garage. No Onward Chain.

The accommodation in brief comprises; obscure glazed into spacious Entrance Hall, LVT wood effect flooring, airing cupboard with new water tank. Living Room; with aspect to front. Kitchen; with aspect to rear, LVT wood effect flooring, a good range of grey matt cupboards and drawers under a squared edge wood effect worktop with matching upstands, inset sink and drainer, mixer tap over, fitted electric oven with four ring hob and extractor hood over, space and plumbing for a washing machine, space for a tall fridge freezer, pantry cupboard.Glazed door into the Rear Porch, door to Garden. Bedroom 1; aspect to rear. Bedroom 2; aspect to front. Shower Room; with LVT wood effect flooring, large shower cubicle with tiled surround and electric Mira shower over, low level WC, wash basin.

OUTSIDE: The front gravelled garden comes with the property. To the rear of the flat there is a further enclosed garden laid to paving slabs. There is off road parking and access to the Garage (right handside).

LEASEHOLD DETAILS: The property is held on a 999 year lease, granted on 29th September 1976. Any maintenance is split between the four flats, with each flat paying 25% each including the annual insurance.











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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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