



Doniford Road

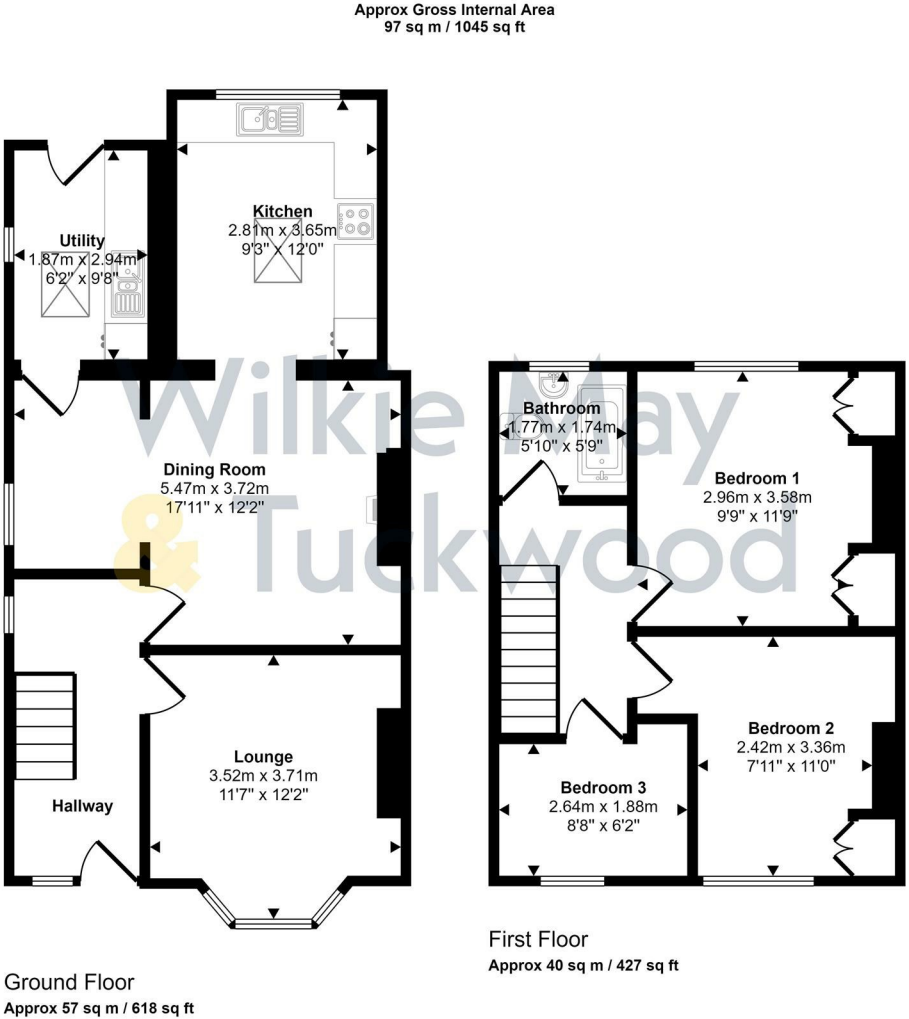
Watchet TA23 0TE

Price £250,000 Freehold



**Wilkie May
& Tuckwood**

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.

Description

NO ONWARD CHAIN – An extended semi detached family home backing onto the Memorial Ground with gas central heating, off road parking and No Onward Chain.

- No Onward Chain
- Off Road Parking
- Gas Fired Central Heating
- Views Over The Memorial Ground
- Extended Ground Floor Accommodation



The property comprises a semi-detached family home of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The house has extended and spacious ground floor accommodation, with views over the Memorial Ground, to the Bristol Channel and taking in the West Somerset Steam Railway Line.

The accommodation in brief comprises; part glazed door into Entrance Hall; under stairs storage cupboard.

Sitting Room; with bay window, aspect to front.

Dining Room; with gas fire inset into chimney breast, aspect to side.

Squared archway into the Kitchen; with aspect to rear, good range of wooden cupboards and drawers under a granite effect rolled edge worktop, inset one and half bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, breakfast bar, space for tall fridge freezer, space for an electric oven with extractor hood over, views over the Memorial Ground.

Utility Room; tiled floor, door to the rear garden, Velux window, wood effect cupboards and drawers under a rolled edge worktop with inset round stainless steel sink and drainer, mixer tap over, space and plumbing for a washing machine, space for a tumble dryer.

Stairs to the first floor landing; with hatch to roof space.

Bedroom 1; aspect to rear, with a range of fitted wardrobes, with Worcester combi boiler for central heating and hot water.

Bedroom 2; aspect to front, range of fitted wardrobes. Bedroom 3; aspect to front.

Family Bathroom; with a cream suite comprising with part tiled walls, electric Mira Jump shower over, low level WC, pedestal wash basin.

OUTSIDE: The property has two off road parking space, and an L shaped rear garden with a gate leading on the Memorial Ground and a shed.



MATERIAL INFORMATION:

Council Tax Band: B

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.



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 purchasers 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, reference 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 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 23rd December 2025. 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.



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