



**Doniford Road**

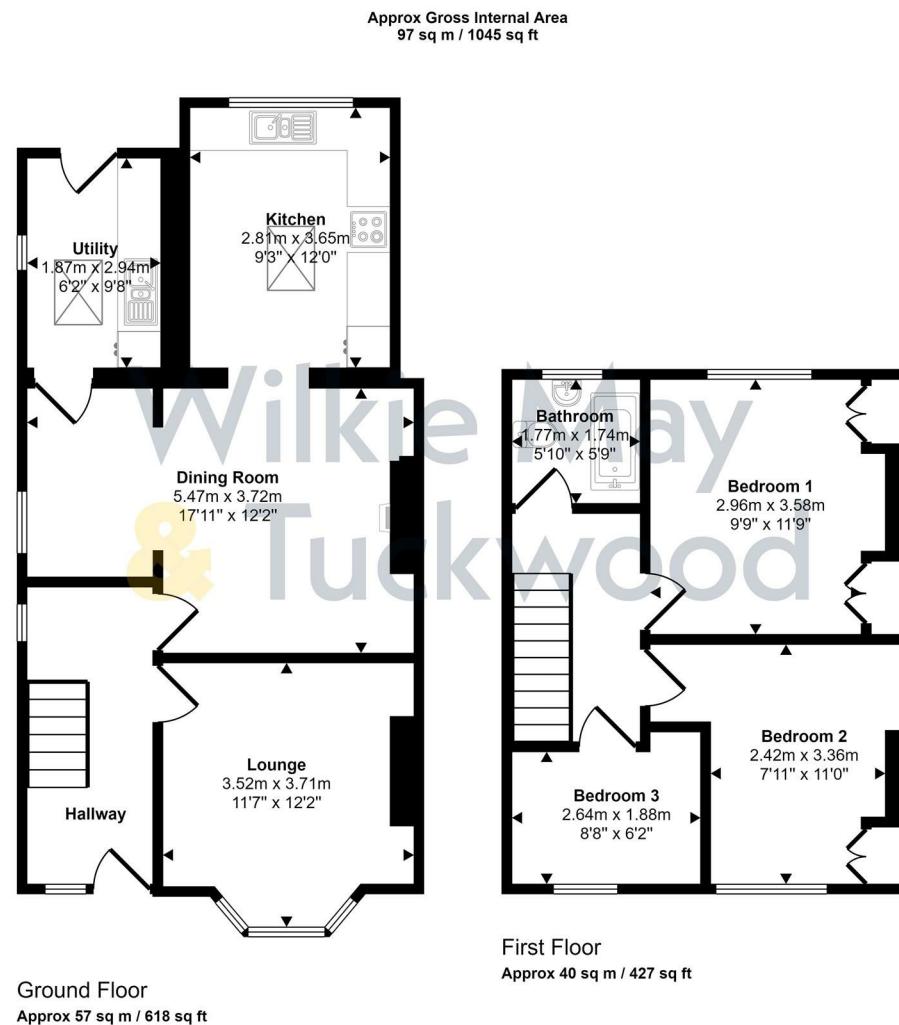
Watchet TA23 0TE

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](http://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](http://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](http://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.

8. Financials: Each offer must include a detailed financial statement for the seller. This statement should include a balance sheet, income statement, and cash flow statement. It should also include a detailed explanation of the seller's financial history and any significant financial events that have occurred in the last 12 months.

INTEGRATED NOTICE: While my attorney and other legal professionals did not constitute part of the team that helped to draft the final and detailed version of the agreement, I am fully satisfied with the final product and am happy to provide any additional information or assistance that may be needed to help you understand the terms of the agreement. I am also available to answer any questions you may have about the agreement or the process used to draft it.

**Fllood Risk** Surface Water: xxx Risk Reservoirs: xxx Risk Groundwater: xxx. We recommend you check the risks on

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**broadband and mobile coverage:** We understand that there is xxxx mobile coverage. The maximum available speeds are xxx mbps download and xxxx mbps upload.

Property Location: Council Tax Band: B

Local Authority:

## Services.

## Genre. Freefall

#### GENERAL REMARKS AND STIPULATIONS:

