



## Watery Lane

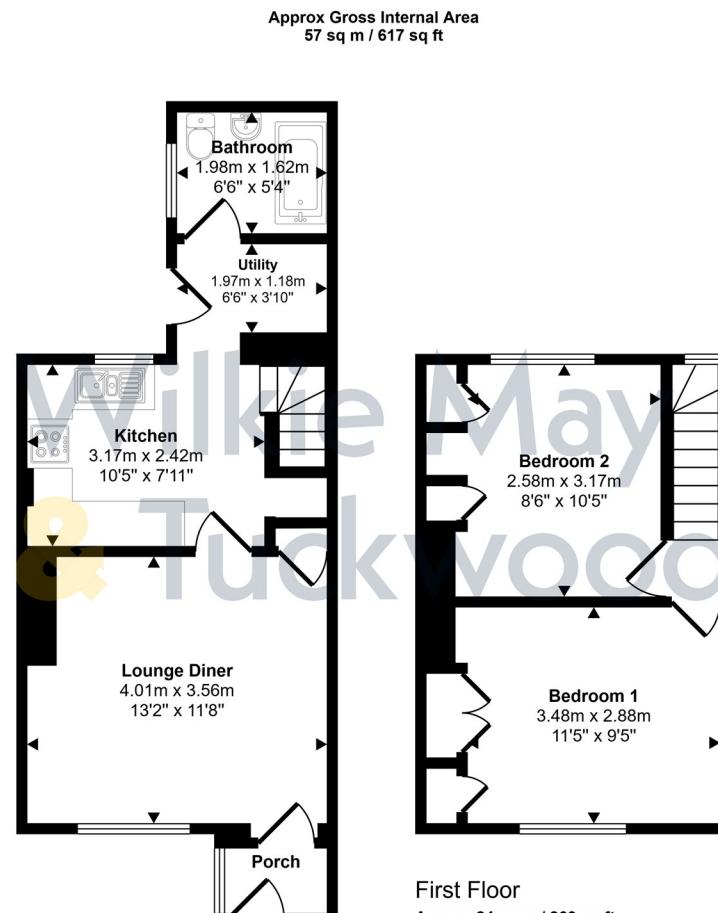
Minehead TA24 5NZ

Price £185,000 Freehold

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**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

**An attractive two-bedroom mid-terrace cottage situated on the lower slopes of North Hill and yet within easy reach of town centre amenities, offered for sale with NO ONWARD CHAIN.**

**Of stone and cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, off road parking to the rear and gardens to the front and rear.**

**There is Building Regulations Approval in place under Reference: 5/FP/25/00774 for the erection of a single storey rear extension, single storey bay window extension and internal alterations – plans for which may be viewed in the office of Wilkie May & Tuckwood.**

- Within easy reach of town centre amenities
- Off road parking to the rear
- Gardens to the front and rear
- Building Regulations Approval for extension
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this delightful mid-terrace cottage.

The accommodation comprises in brief: entrance through front door into porch with window to the side and door into the lounge dining room. This is a good-sized room with window to the front, display storage and dado height panelling. A door leads through to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for slot in electric cooker, space for under counter fridge and wall mounted gas fired boiler. There is also a window to the rear and stairs to the first floor. Open access leads through to a utility area with space and plumbing for a washing machine, work surface and wall unit. From the utility area there is a door to the garden and a door into the fitted bathroom which has a window to the side.



To the first floor there is a small landing area with doors to the bedrooms. Bedroom one has a window to the front and fitted wardrobes and bedroom two has an aspect to the rear with fitted wardrobes.

Outside to the front there is a pathway shared with number 2 Watery Lane leading to the front door. There is also an area of garden laid to paving slabs with raised borders. Immediately to the rear of the cottage there is a small courtyard area with gate giving access to a rear service lane. To the other side of the lane there is paved off road parking with gated access to the remainder of the garden which is level, laid to lawn with a shed and walled boundaries.

included in the Memorandum of the Board of Protection of the Indies regarding the funds required, and reporting such progress to the seller; such memorandum will serve as a basis for the calculation of the amount of the compensation to be paid to the seller, and the seller will be entitled to receive such compensation in full, provided that the seller has not received any compensation for the same from the buyer or any other party.

on <http://www.gov.uk/check-long-term-flood-risk>

and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 1000 Mbps upload.

Property Location: <http://firming-doors-gardens.com>

Local Authority: Somererset County Council, Deane House, Belvedere Road, Taunton TA1 1HE

**SERVICES:** Mains water, drainage, electricity and gas fired central heating.

### Tenure: Freehold

#### GENERAL REMARKS AND STIPULATIONS:

