

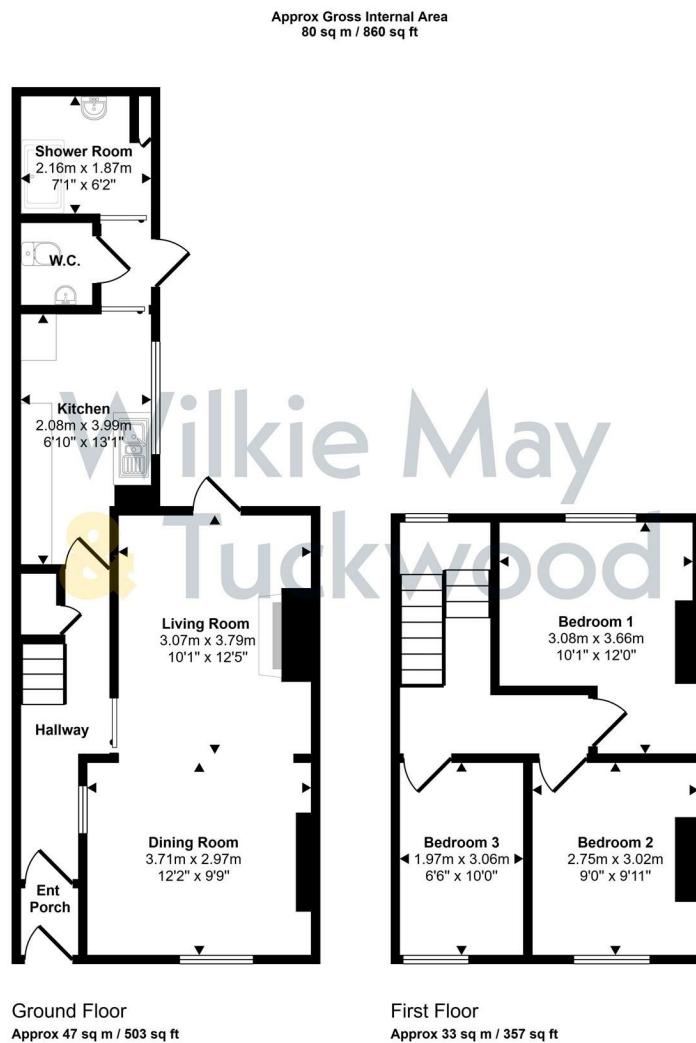


Anchor Street
Watchet TA23 0AZ
Price £194,500 Freehold



**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 - The property comprises a terraced cottage of brick and stone construction under a tiled roof with the benefit of being centrally located within the towns Conservation area and its amenities. The cottage has been occupied by the same family for many years, and would now benefit from updating and modernisation.

- No Onward Chain to Town Centre Amenities
- In Need of Updating
- Permit Parking Available in Nearby Council Carpark
- Close to Town Centre & Amenities
- Rear Garden



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The accommodation in brief comprises; wooden door into Entrance Porch; glazed wooden door into Entrance Hall; understairs storage cupboard.

Sliding door into Living Room/Dining Room; double aspect with glazed door to rear garden, living flame gas coal effect fireplace with tiled surround and mantelpiece.

Kitchen; with aspect to rear, basic range of kitchen cupboards and drawers under a rolled edge worktop with inset 1 ½ bowl stainless steel sink and drainer, tiled splashbacks, instant hot water heater over the sink, space and plumbing for washing machine, space for fridge-freezer.

Sliding door to Rear Hall; with part glazed door to Downstairs WC; with low level WC and wash basin.

Sliding door into Shower Room; with part tiled walls, shower cubicle with electric Triton shower over, airing cupboard housing modern foam lagged hot water cylinder with electric immersion switch.

Stairs to first floor Landing, Bedroom 1; aspect to rear. Bedroom 2; aspect to front. Bedroom 3; aspect to front.

OUTSIDE: The rear garden is a courtyard garden with South facing aspect, planted borders and enjoys a good degree of privacy.

MATERIAL INFORMATION:

Council Tax Band: B



Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is no off road parking at this property. A parking permit can be obtained from the council for approximately £250.00 per annum for the council carpark opposite the 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.

8. Financials: EQualification 8a At the time the offer has been made and is being considered by the Seller, you must take the responsibility to list the Agent's name and address on the reverse side of this document. The Agent will be responsible for the collection of the amount due to the Seller.

Flood Risk Surface Water: xxx Risk Reservoirs and the Sea: xxx Roundwater: 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:

Leisure: Freehold

GENERAL REMARKS AND STIPULATIONS:

