



Verdun Terrace

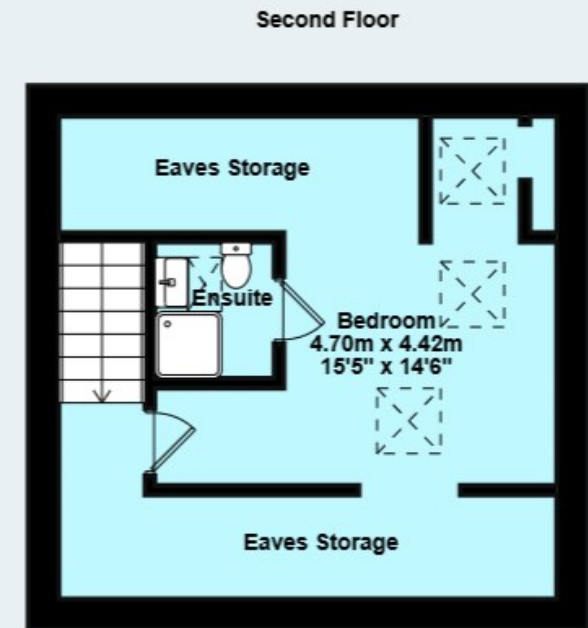
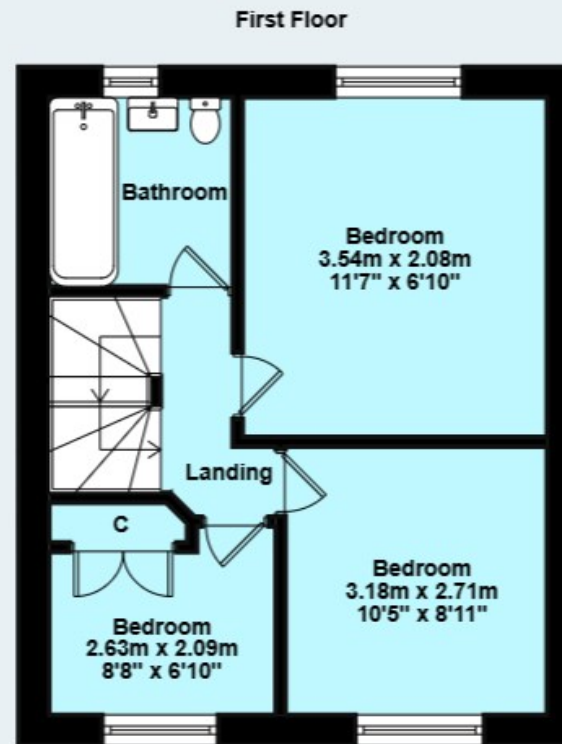
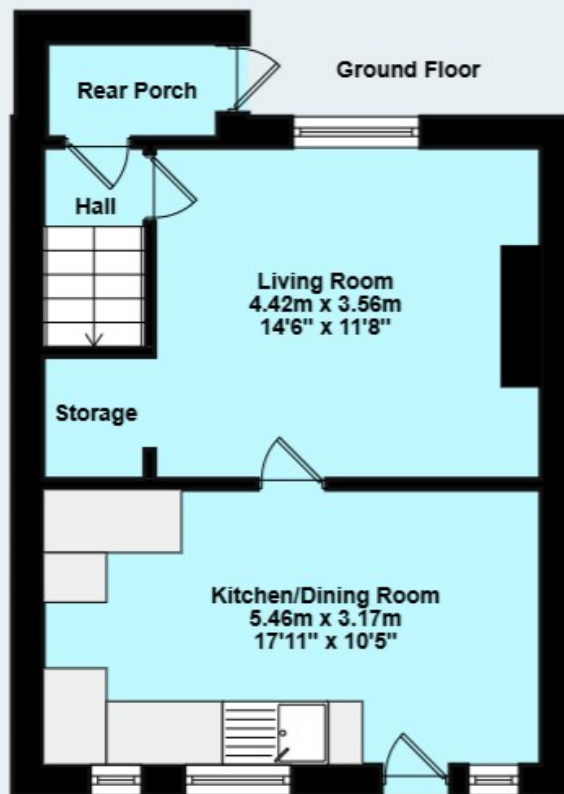
Watchet TA23 0PF

Price £245,000 Freehold

			E
4	2	2	EPC

**Wilkie May
& Tuckwood**

Floorplan

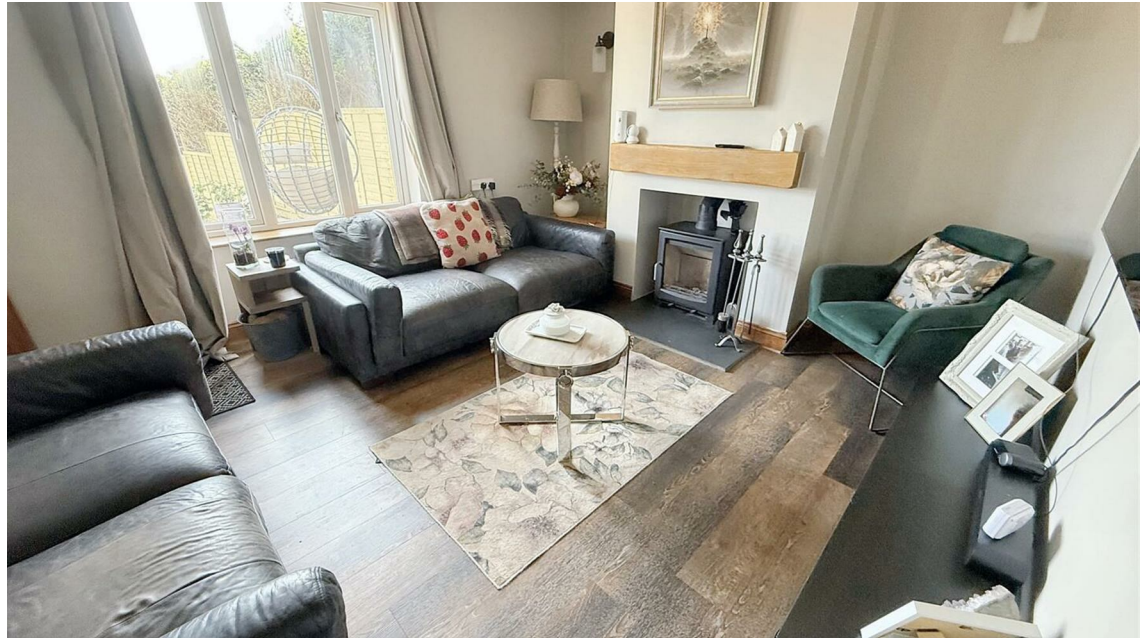


TOTAL FLOOR AREA:
106.30sqm (1144sqft) Approx.

Description

SPACIOUS FAMILY HOME WITH VIEWS – A spacious four bedroom terraced ex-local authority family home with lovely views, an En-Suite Master Bedroom and Workshop.

- Well Presented Throughout
- Allocated Parking
- Workshop
- Propane Gas Central Heating
- uPVC Double Glazing
- Far Reaching Views
- Generous Rear Garden



A terraced ex-local authority family home built of brick and stone construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, propane gas central heating, and lovely views. The house also has a large garden, a workshop suitable for a number of hobbies, and an allocated parking space.

The accommodation in brief comprises; Part glazed composite door with inset glass panels into Kitchen/Dining Room; aspect to front, tiled floor, fitted kitchen comprising a good range of painted wooden cupboards and drawers under a wood effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, space for electric cooker, space for American fridge freezer, space and plumbing for a washing machine, space for tumble dryer, wall mounted Worcester combi propane gas boiler for central heating and hot water.

Door into Living Room; aspect to rear, wood effect laminate flooring, under stairs storage, wood burner inset into chimney breast with slate hearth and oak beam over.

Door to rear hall, door to Rear Porch.

Stairs to first floor Landing.

Bedroom 1; aspect to rear, views to the Quantock Hills and over the West Somerset Steam Railway, built in wardrobes. Bedroom 2; aspect to front. Bedroom 3; aspect to front.

Family Bathroom; with a white suite comprising panelled bath, multipanel surround, electric Triton shower over, low level WC, wash basin.

Stairs To Second Floor; En-Suite Bedroom 4; 3 x Velux windows, eaves storage cupboards, far reaching views to the Quantock Hills, St Decumans Church and over the West Somerset Railway Line.

Door into En-Suite Shower Room; shower cubicle with electric Mira sport shower over, pedestal wash basin, low level WC, Velux window.

OUTSIDE: The property has one off road parking space to the front enclosed by a low picket fence. A pedestrian pathway leads to the front courtyard with access to the Workshop; (16ft x 10ft) with double timber doors, power and lighting. To the rear of the house there is a large garden with an immediate paved seating area. Then a timber shed with cobbled patio the remainder laid to lawn with a chicken run at the end, which runs adjacent to the heritage West Somerset Steam Railway Line.

AGENTS NOTE: This house is subject to a Section 157 local occupancy clause. Please contact the agents for further details. All applicants must have lived or worked in Somerset for the past 3 years and not own any other property.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority:

Property Location: Add text here **Council Tax Band:** A

Broadband and mobile coverage: Add text here

Flood Risk: Add text here

Planning: Add text here

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 purchaser 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 warranty whatever 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 April 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular 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.



Tel: 01984 634793

Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

OAE



WM&T