Cassino Road

Watchet TA23 0TX

Price £230,000 Freehold

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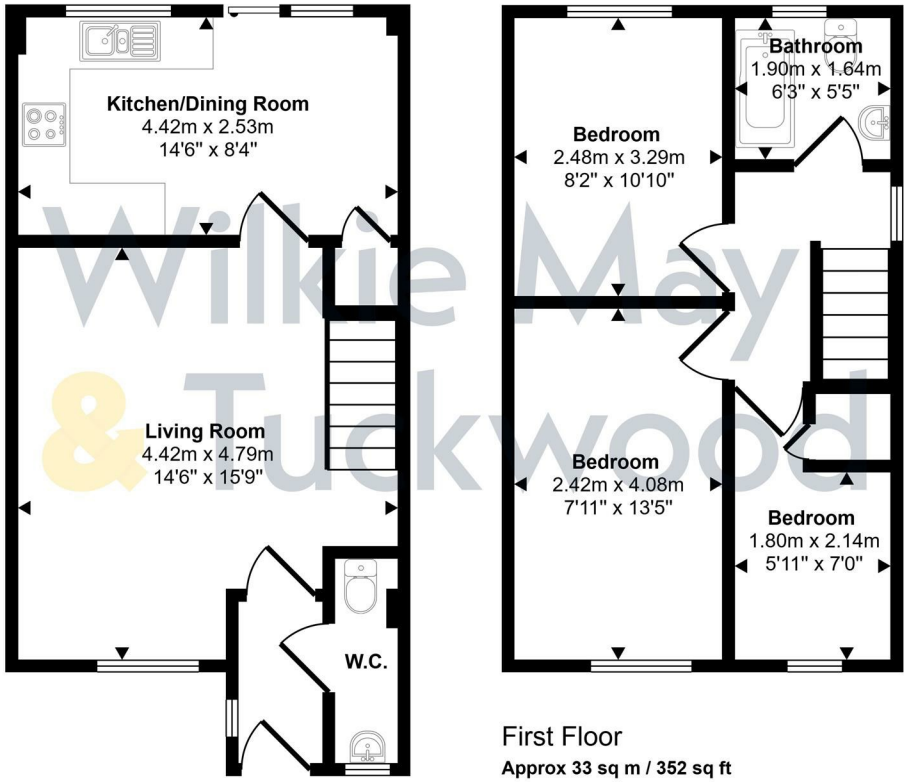
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
68 sq m / 729 sq ft



Wilkie May & Tuckwood

First Floor
Approx 33 sq m / 352 sq ft

Ground Floor
Approx 35 sq m / 378 sq ft

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.

WM&T

Description

RECENTLY RENOVATED - A stunning three bedroom semi detached family home, completely renovated and ready to move into with No Onward Chain.

- No Onward Chain
- Recently Renovated
- Ample Off Road Parking
- New Kitchen
- New Flooring Throughout

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 undergone a complete refurbishment with a new kitchen and updated bathroom, redecoration and new flooring throughout. The property has off road parking for two to three vehicles, an enclosed garden and is available with No Onward Chain.

The accommodation in brief comprises; Part glazed door into Entrance Hall.

Door into Downstairs WC; low level WC, wash basin.

Living Room; with aspect to front.

Door into Kitchen/Dining Room; aspect to rear, newly fitted kitchen comprising a range of cupboards and drawers under a rolled edge wood effect worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven, four ring hob and extractor fan over, space and plumbing for a washing machine or dishwasher, cupboard housing the Vaillant gas fired combi boiler for central heating and hot water, ample room for a dining table, under stairs storage cupboard.

Sliding patio doors to the garden.

Stairs to the first floor from the Living Room.

Landing with hatch to roof space.

Bedroom 1; aspect to front. Bedroom 2; aspect to rear, Bedroom 3; aspect to front with built in storage cupboard.

Family Bathroom; with white suite comprising panelled bath, multipanel surround, thermostatic mixer shower over, low level WC, pedestal wash basin.

OUTSIDE: The house has a good sized driveway with off road parking for 2/3 vehicles, with the front garden laid to gravel for ease of maintenance. The rear garden is level and enclosed by fencing being laid to patio slabs and lawn with a further patio seating area. There is also a timber shed included in the sale with space and plumbing for a washing machine/tumble dryer.

Accommodation:

Entrance Hall

Downstairs WC

Living Room

Kitchen/Dining Room

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority:

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

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.

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