



Greenfield Road

Watchet TA23 0FF

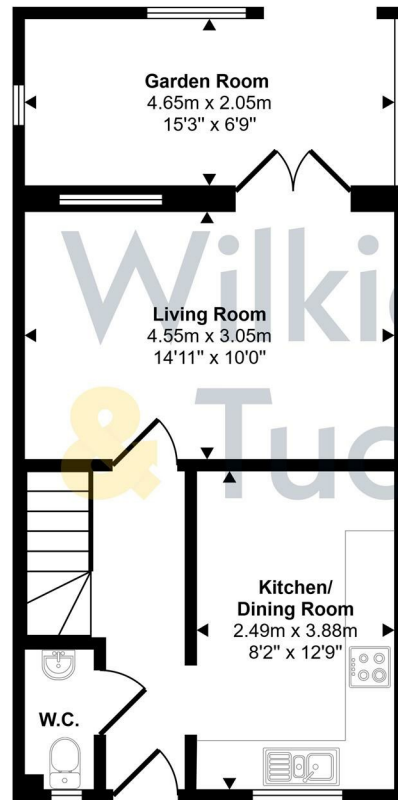
Price £177,333 Freehold

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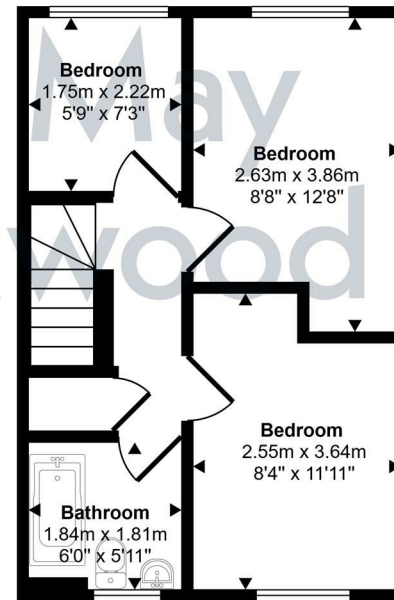
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
76 sq m / 818 sq ft



Ground Floor
Approx 44 sq m / 472 sq ft



First Floor
Approx 32 sq m / 346 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.

Description

SUBJECT TO A SECTION 106 DISCOUNT - A modern 3-bedroom terraced house available to purchase under the local affordable housing scheme - benefiting from gas fired central heating, uPVC double glazing, parking for 2 vehicles and an enclosed rear garden.

- Local Affordable Housing Scheme
- Off Road Parking
- Well Presented
- Garden Room
- Gas Fired Central Heating
- uPVC Double Glazing



This beautifully presented terraced house is situated in a convenient location on the edge of the town, within walking distance of the local first school and amenities. This ideal family starter home benefits from gas central heating, uPVC double glazing and off-road parking for 2 vehicles and has a very useful enclosed garden room, and excellent storage both inside and out. The house is available to purchase at 70% of its open market value, with no rent payable on the remaining 30%. Please read the qualifying notes below.

The accommodation in brief comprises; Part glazed composite door into Entrance Hallway; with wood effect laminate flooring, under stairs storage.

Downstairs WC; wood effect laminate flooring, with low level W/C and wash hand basin.

Kitchen/Dining Room; with a range of matching grey high gloss wall and base units, inset sink and drainer mixer tap over incorporated into rolled edge work surfaces with tiled splash backs, built in electric oven, gas hob with extractor over, space and plumbing for a washing machine, space for a tall fridge/freezer, space and plumbing a dishwasher or under counter fridge.

Living Room; with an aspect to the rear, wood effect laminate flooring, French doors giving access to the rear covered Garden Room which can be used all year round with heating and lighting and offers flexible additional space.

To the first floor: Landing with loft access, ladder and excellent storage. Airing Cupboard; housing Potterton combi boiler for central heating and hot water.

Bedroom 1; aspect to rear. Bedroom 2; aspect to the front. Bedroom 3; aspect to the rear.

Family Bathroom; with white suite comprising panelled bath, with mixer shower over attachment over, low level WC, wash hand basin, tiled splash backs, wall light.



Outside: To the front of the property there is a driveway providing parking off road parking for two vehicles. To the rear of the property is a low maintenance garden laid lawn enjoying a sunny aspect. There are also two interconnecting sheds with power and lighting.

Agents Note: This property is subject to an annual maintenance service charge which is approximately £142.00 per annum.

Agents Note: This property is subject to Section 106 of the Housing Act of 1985. The property is sold at a 30% discount to open market value; you would own the whole property however this scheme is only available for 'local' people. There is no rent to pay however the property must be sold at 70% of the gross market value at that time. Potential purchasers must be qualified by Somerset Council before purchase and are advised to consult their mortgage advisor before submitting an application. The maximum income levels for potential purchasers will be: Max Single Income: £51,633 Max Joint Income: £59,611

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking at this property for two cars.

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



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: B

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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 22nd December 2025. 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 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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