



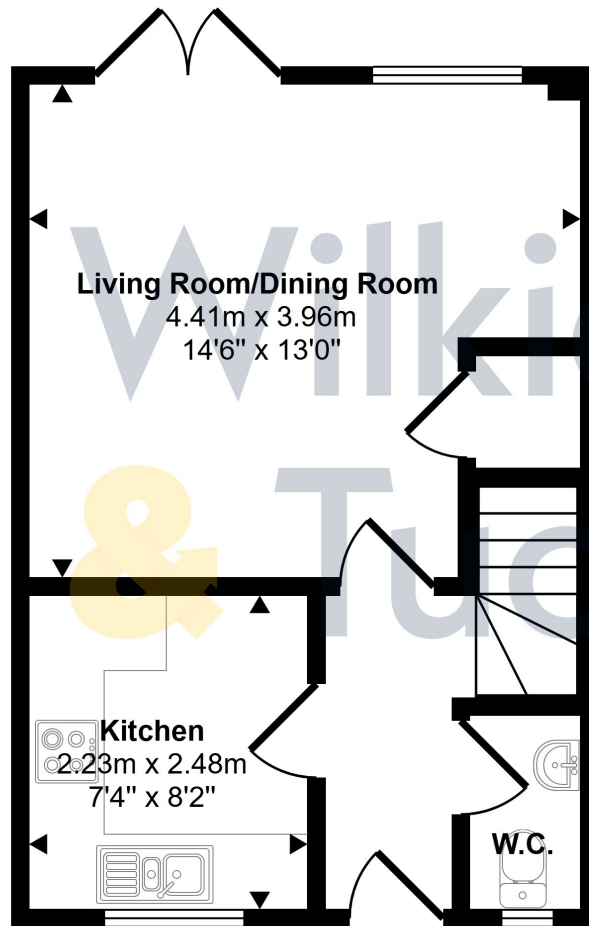
Mariners Way,
Watchet, TA23 0EZ
£210,000 Freehold



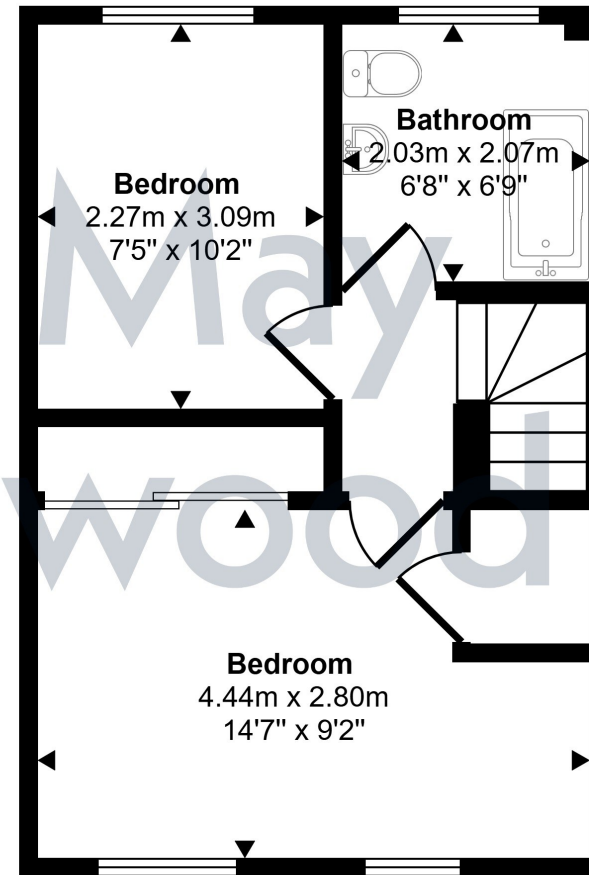
**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
59 sq m / 637 sq ft



Ground Floor
Approx 29 sq m / 317 sq ft



First Floor
Approx 30 sq m / 320 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

A well presented two bedroom terraced house with the benefit of off road parking, a garage and No Onward Chain.

- Close to Amenities
- Gas Fired Central Heating
- Immaculate Throughout
- Garage & Off Road Parking
- No Onward Chain

The property comprises a terraced house of traditional brick construction under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property is situated in a quiet tucked away position within easy walking distance of amenities and the local first school.

The accommodation will be found in excellent order throughout and in brief comprises; part glazed wooden door into Entrance Hall. Door into Downstairs WC; low level WC, pedestal wash basin with tiled splashback. Kitchen; with aspect to front with a range of beech effect cupboards and drawers under a marble effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, fitted electric oven with four ring hob and extractor fan over, cupboard housing Ideal Logic boiler, space for tall fridge-freezer, space and plumbing for washing machine or dishwasher. Living Room/Dining Room; with French doors to the rear garden, understairs storage cupboard.

Stairs to first floor Landing; hatch to roof space. Bedroom 1; with far reaching views to the Welsh coastline, a good range of built in wardrobes with sliding doors, airing cupboard with modern foam lagged cylinder and immersion switch. Bedroom 2; with aspect to rear. Family Bathroom; with panelled bath, tiled surround, shower attachment over, low level WC, pedestal wash basin.



OUTSIDE: The property has a low maintenance front garden, and a low maintenance enclosed rear garden laid to paving and artificial grass with the benefit of a rear pedestrian gate. There is also a good sized garage with power, lighting and off road parking in front.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, mains gas.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: B

Parking: There is a garage and off road parking at this 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

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 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.