



## Causeway Terrace

Watchet TA23 0HP

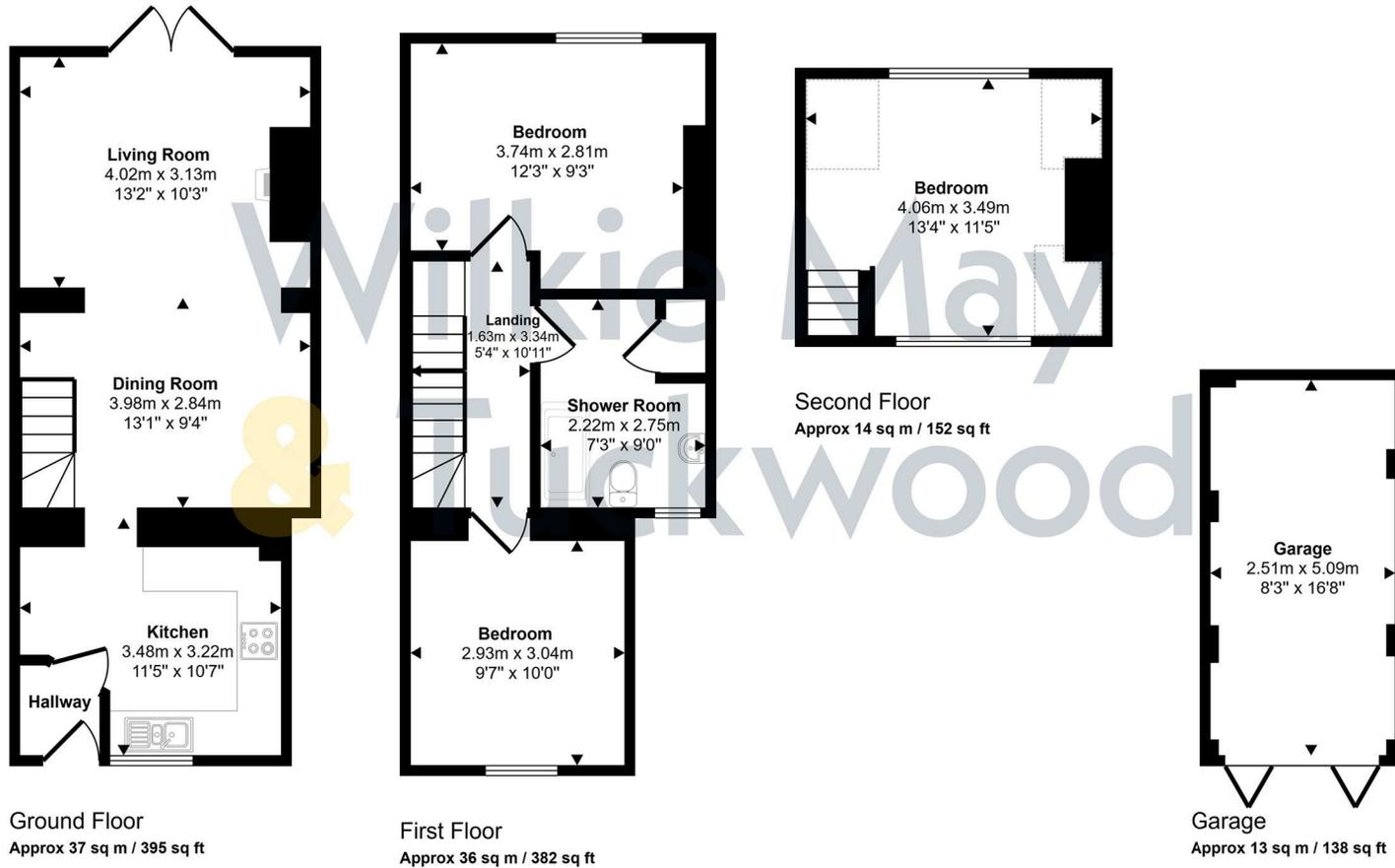
Price £230,000 Freehold



# Wilkie May & Tuckwood

# Floorplan

Approx Gross Internal Area  
99 sq m / 1068 sq ft



Denotes head height below 1.5m

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 three-bedroom terraced house, with south facing garden, Garage, views and off road parking.

- Garage & Off Road Parking
- South Facing Garden
- Views
- uPVC Double Glazing
- Gas Fired Central Heating



The accommodation in brief comprises; A half glazed uPVC door into the Entrance Porch; glazed wooden door into the Kitchen; aspect to front, a range of grey coloured cupboards under a granite effect rolled edge worktop within inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashback, fitted electric oven, four ring hob over, integral extractor fan over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall fridge/fridge freezer, wall mounted Baxi gas fired boiler, archway into the open plan Living Room/Dining room; with an aspect to the rear, patio doors to the rear garden, open fire with brick surround, tiled hearth, stairs to the first floor landing. Bedroom; with aspect to rear, views to the surrounding farmland. Bedroom; aspect to front with far reaching views to Bristol Channel and the Welsh Coast. Shower Room; with white suite comprising shower tray with multi panel surround, electric Triton shower over, low WC, pedestal wash basin, heated towel, air cupboard housing modern foam lagged cylinder with immersion switch, wood slat shelving over. Stairs to the 2nd floor; Bedroom with a double aspect, eaves storage and enjoying the far reaching views to Bristol Channel across to the Welsh Coastline, and in land to the Quantock Hills.

To the rear of the house there is a paved south facing garden. To the front of the house there is an off road parking space and a Garage with timber doors, power and lighting, with further garden laid to lawn behind.

#### MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas



Parking: There is off road parking and a Garage 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](https://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](https://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](https://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.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the 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.



**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

**Services:**

**Local Authority:**

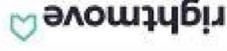
**Property Location: Council Tax Band: B**

**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.gov.uk/>.

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

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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 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 misses) 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. 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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