



Watchet TA23 0JZ

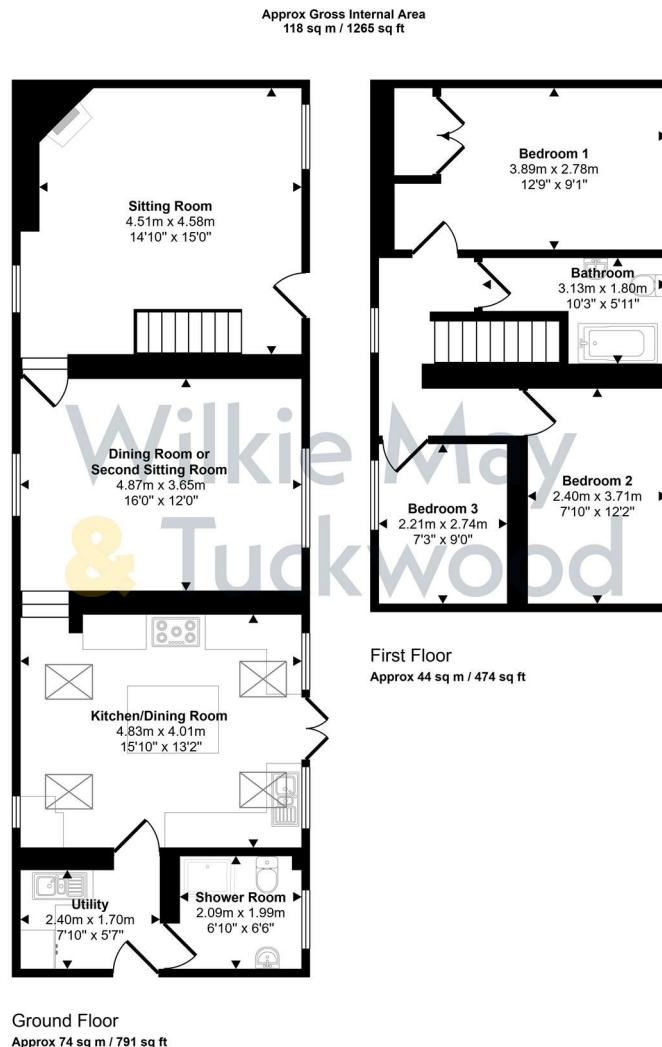
Price £359,950 Freehold

3	2	2	C

EPC

**Wilkie May
& Tuckwood**

Floorplan



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

BEAUTIFULLY PRESENTED - A skilfully converted and very spacious three-bedroom end of terrace cottage, situated in a favoured location on the edge of the Exmoor National Park.

- Well Presented Accommodation
- Off Road Parking
- Ground Floor Shower Room
- Two Reception Rooms
- Handmade Kitchen
- Wood Burner
- Viewings Highly Recommended



The accommodation in brief comprises; Solid wooden door with leaded light window into the Utility Room; with Travertine tiled flooring, under floor heating, cupboard with space and plumbing for a washing machine, and space for a tumble dryer over, oil fired boiler for central heating and hot water. Shower Room; with Travertine flooring, under floor heating, shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail. Kitchen/Dining Room; double aspect, 4 Velux windows, Travertine flooring, under floor heating, handmade fitted kitchen with a range of cupboards and drawers under a solid oak worktop with matching breakfast island, inset one and a half bowl ceramic sink and drainer, mixer tap over, space for range oven (connected to an LPG bottle), extractor hood over, space for tall fridge/freezer, tiled splashbacks, double doors to the garden, steps down into the Dining Room/2nd Sitting Room; double aspect. Principal Sitting Room; double aspect, with under stairs storage cupboard, aspect to rear, fireplace with tiled hearth, brick surrounds, with inset wood burner and oak mantel piece over, door to garden. Stairs to first floor landing with hatch to roof space. Bedroom 1; aspect to rear, built in double wardrobe. Bedroom 2; aspect to rear. Bedroom 3; aspect to front. Family Bathroom; with a white suite comprising a panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: The property has a gravelled off road parking area with off road parking for one good sized vehicle and one small one. There is a sizeable patio seating area leading to the main garden laid to lawn with river frontage with access to the modern home office with power and lighting which could be used for a variety of purposes to include income generation.

MATERIAL INFORMATION:

Council Tax Band: C



Tenure: Freehold

Utilities: Mains water, electricity, sewage, oil fired heating.

Parking: There is 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

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.

8. Financials & Valuation: At the time that an offer has been made and is being considered by the seller, such information will include details of the source and outflow of funds for buying the property and pass included in Memorandum of Sale having regard to the provisions of the Data Protection Act. These steps must continue after receipt of the offer until such exchange of contracts (in Scotland, conclusion of contracts) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

Flood Risk: Surface Water: xxx Groundwater: xxx Risk Reservoirs: xxx Recommended you check the risks on the Seabed: xxx

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Property Location: Council Tax Band: C

Local Authority:

Ensure: Freehold

GENERAL REMARKS AND STIPULATIONS:

