



Anchor Street

Watchet TA23 0AZ

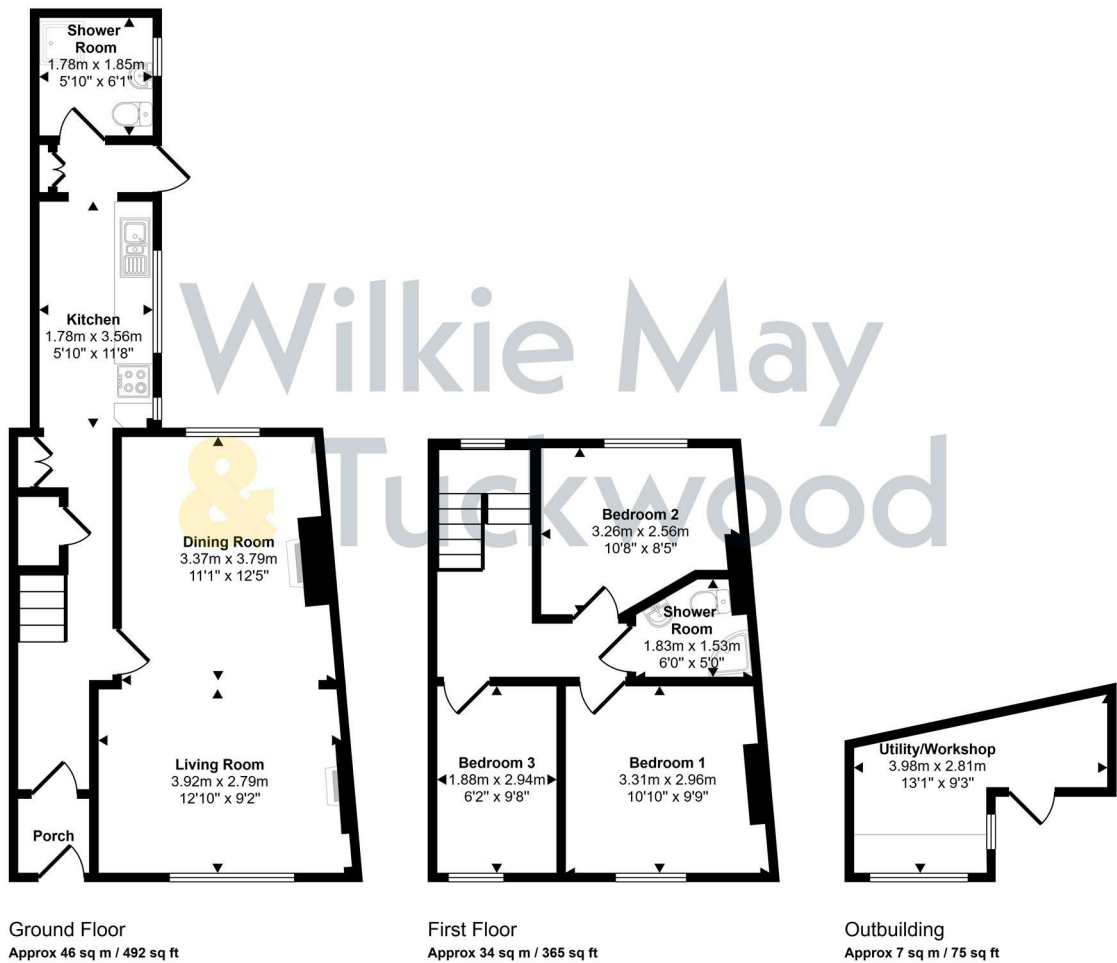
Price £250,000 Freehold

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Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
87 sq m / 932 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

NO ONWARD CHAIN – A three bedroom terraced cottage centrally situated in the popular town of Watchet, with double glazing, gas central heating and No Onward Chain.

- No Onward Chain
- Close to Town Centre & Local Amenities
- Parking Available Nearby
- Well Presented Throughout
- Two Shower Rooms
- Gas Fired Central Heating
- Double Glazing



The property comprises a terraced cottage of stone construction with rendered elevations under a tiled roof with the benefit of gas fired central heating, well presented three bedroom accommodation and No Onward Chain. The cottage is situated in the heart of the popular town of Watchet, within its Conservation Area, enjoying a south facing garden, useful outbuilding and two bathrooms.

The accommodation in brief comprises; Part glazed uPVC door into Entrance Porch; glazed door into Entrance Hall; with engineered wood flooring, under stair storage cupboard.

Living Room/Dining Room; double aspect with two cast iron feature fireplaces with slate hearths, oak engineered flooring, recessed alcove storage.

Kitchen; with aspect to side, quarried tiled floor, basic range of white cupboards and drawers under a solid wood worktop with tiled splashbacks, pantry cupboard, space for gas cooker, space for under counter fridge.

Squared archway to Rear Hall; with quarry tiled floor and storage cupboard.

Door into Ground Floor Shower Room with quarry tiled floor, shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, iDeal logic combi boiler.

Stairs to first floor; landing with hatch to roof space.

Bedroom 1; with aspect to front, stripped and painted wooden flooring, feature cast iron fireplace. Bedroom 2; aspect to rear. Bedroom 3; aspect to front.

Shower Room; with tiled floor, part tiled walls, corner shower cubicle, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail.

OUTSIDE: To the rear of the property there is a private south facing courtyard garden with a useful Outbuilding/Utility room with space and plumbing for a washing machine and further white goods, but could be used for a number of different purposes. There is a freestanding pot belly wood burner, electrics and water.

ACCOMMODATION:

Entrance Hall

Living Room/Dining Room

Kitchen

Ground Floor Shower 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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