





Severn Terrace

Watchet TA23 0AS

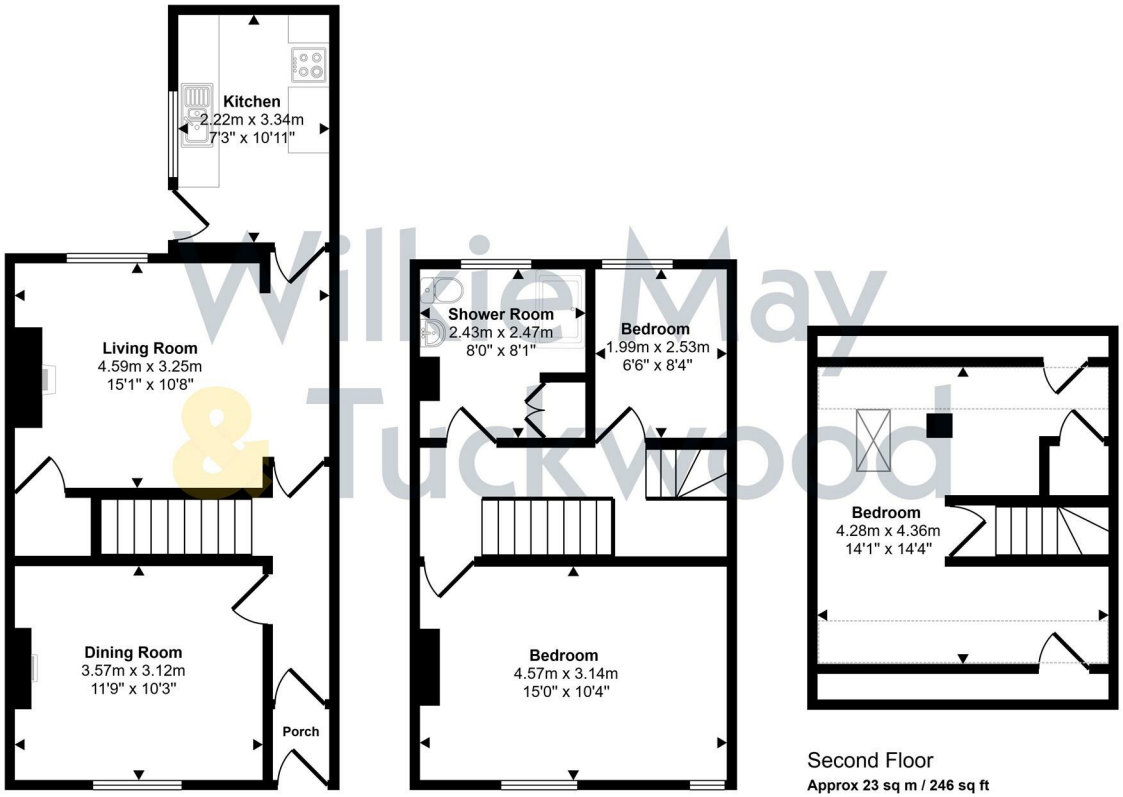
Price £240,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
100 sq m / 1076 sq ft



Ground Floor
Approx 43 sq m / 460 sq ft

First Floor
Approx 34 sq m / 371 sq ft

Second Floor
Approx 23 sq m / 246 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.

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Description

A three bedroom, three storey terraced cottage, situated in a popular terrace close to the town centre with No Onward Chain.

- No Onward Chain
- Terraced
- 3 Bedrooms
- Gardens
- Far Reaching Views

The property comprises a terraced cottage of traditional stone construction, under a tiled roof with the benefit of uPVC double glazing and gas central heating together with a loft conversion, gardens and No Onward Chain.

The accommodation in brief comprises; uPVC half glazed door into Kitchen, tiled floor, aspect to side, modern fitted oak effect kitchen cupboards and drawers under laminate rolled edge worktops with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, space for electric oven, integrated extractor fan over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall fridge freezer, door into Dining Room, aspect to rear, large under stairs storage cupboard, living flame gas coal effect fireplace with reconstructed stone surround, door into Entrance Hall, door into Entrance Porch, Living Room; with aspect to front, cast iron open fireplace with tiled hearth,. Stairs to 1st floor landing from Entrance Hall. Bedroom One; aspect to front, sea and far-reaching views. Bedroom Three; aspect to rear. Family Bathroom; with modern white suite comprising low level shower tray, tiled surround, thermostatic mixer shower over, low-level WC, pedestal wash basin, heated towel rail, airing cupboard housing iDeal combi boiler for central heating and hot water. Stairs to 2nd floor. Bedroom Two; with Velux window with aspect to rear, eaves storage cupboards.

OUTSIDE: To the rear of the property there is a small courtyard with pedestrian gated access leading onto a council maintained lane. There is a metal clad shed/garage, timber shed and greenhouse. To the front of the property a small lawned garden again with pedestrian gated access.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is plenty of 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.

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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.











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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 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.

Tel: 01984 634793

Wilke May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23 0AE

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