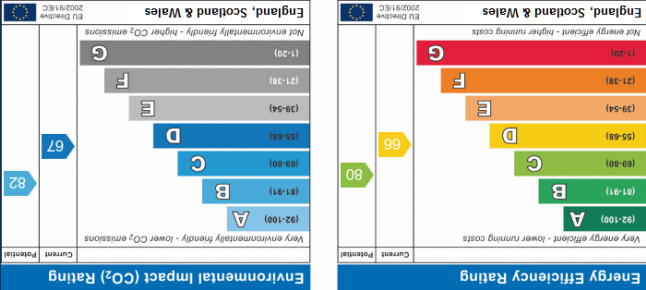


IMPORTANT NOTICE: Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer 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 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 February 2017. 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.



**Tenure:** The property is offered for sale freehold, by private treaty with vacant possession on completion.

**Services:** Mains water, mains electricity, mains drainage, Gas fired central heating.

**Council Tax:** C

GENERAL REMARKS AND STIPULATION

Price: £245,000

Doniford Road  
Watchet | TA23 0TG



AWAITING FLOORPLAN







**DESCRIPTION:** The property comprises a 1930's semi-detached three bedroom family home situated in a level and convenient position close to the town centre and its amenities. The property will be found in excellent decorative order throughout, and retains many of its original features, has the benefit of off road parking, a large garage/ workshop and is for sale with No Onward Chain.

The accommodation in brief comprises; uPVC double glazed door with opaque glazed side panel into Entrance Hall, telephone point, under stairs storage and door into the Sitting Room; wood effect laminate flooring, log burner inset into chimney breast with oak surrounds and mantel piece over, tiled hearth, bay window and TV point; the Dining Room has oak flooring with built in alcove storage and a serving hatch; Kitchen with ceramic tiled floor, a range of cream coloured cupboards and drawers under a granite effect rolled edge worktop with inset 1 ½ bowl stainless steel sink and drainer, mixer tap over, tiled splash backs, eye level Kenwood electric oven, four ring Diplomat gas hob with extractor fan over, space and plumbing for dishwasher, space for under cupboard fridge, with door leading into the rear lobby; with tiled flooring, double glazed windows, door into downstairs W/C; with ceramic tiled flooring and low level W/C.

Stairs to first floor; landing with wood effect laminate and hatch to the loft space with ladder. Bedroom One; aspect to the front, Bedroom Two; aspect to the rear, built in wardrobes and a 'Worcester' boiler for central heating and hot water with wood slat shelving over. Bedroom Three; oak flooring and aspect to the front. Bathroom; with white suite comprising of panelled bath with shower over, W/C, pedestal wash basin, part tiled walls, airing cupboard housing modern foam tank with wooden slat shelving over.

**OUTSIDE:** From the rear lobby there is a covered way with outside tap leading into the Garage/Workshop with power and lighting, up and over door, space and plumbing for a washing machine and space for a tumble dryer over. To the front of the house there is off road parking for two vehicles, with an adjacent side lawn. To the rear of the house there is a covered decking area and a secondary decking area which leads to a small garden laid to lawn and paving slabs.

**DIRECTIONS:** From our office in Watchet turn left and head out of the town to the T junction at the railway line. Turn left into Brendon Road and follow the road around into South Road and then into Doniford Road. The property will be found approximately 300 metres along on the right hand side identified by our For Sale sign.

**LOCATION:** Situated in the ancient harbour town of Watchet, boasting a colourful maritime history dating back over two thousand years. Nestled between Exmoor National Park and the Quantock Hills it is hard to believe that the M5 is only half an hour away, with Bristol and its international airport easily commutable. 21st Century Watchet still holds all the charm from long ago while offering the amenities essential to modern living including; a post office, opticians, hairdressers, convenience stores and a host of quirky antique, gift and art shops as well as a popular deli, three cafes, a number of pubs, bed and breakfasts, two museums, junior school, and a doctor's surgery, the town certainly has a great deal to offer anyone wishing to make their home here. The coastline and Watchet Harbour Marina, are notable attractions of the area. For steam enthusiasts, The West Somerset Railway runs regularly throughout the year connecting Bishops Lydeard and Minehead with Watchet and all local stations on route.



**A very well presented three bedroom 1930's semi-detached family home with garage, off road parking and No Onward Chain.**

**ACCOMMODATION** [All measurements are approximate],

**Entrance Hall, Downstairs WC, Rear Lobby, Kitchen:** 9'5 x 8'6 (2.87m x 2.59m), **Dining Room:** 14'0 x 10'5 (4.26m x 3.18m), **Living Room:** 15'0 x 13'11 (4.58m x 4.25m),

**First Floor Landing**

**Bedroom One:** 14'5 x 11'11 (4.41m x 3.65m), **Bedroom Two:** 12'5 x 11'4 (3.80m x 3.47m), **Bedroom Three:** 8'5 x 8'0 (2.57m x 2.45m), **Family Bathroom**

**Garage:** 17'0 x 14'0 (5.20m x 4.28m)