



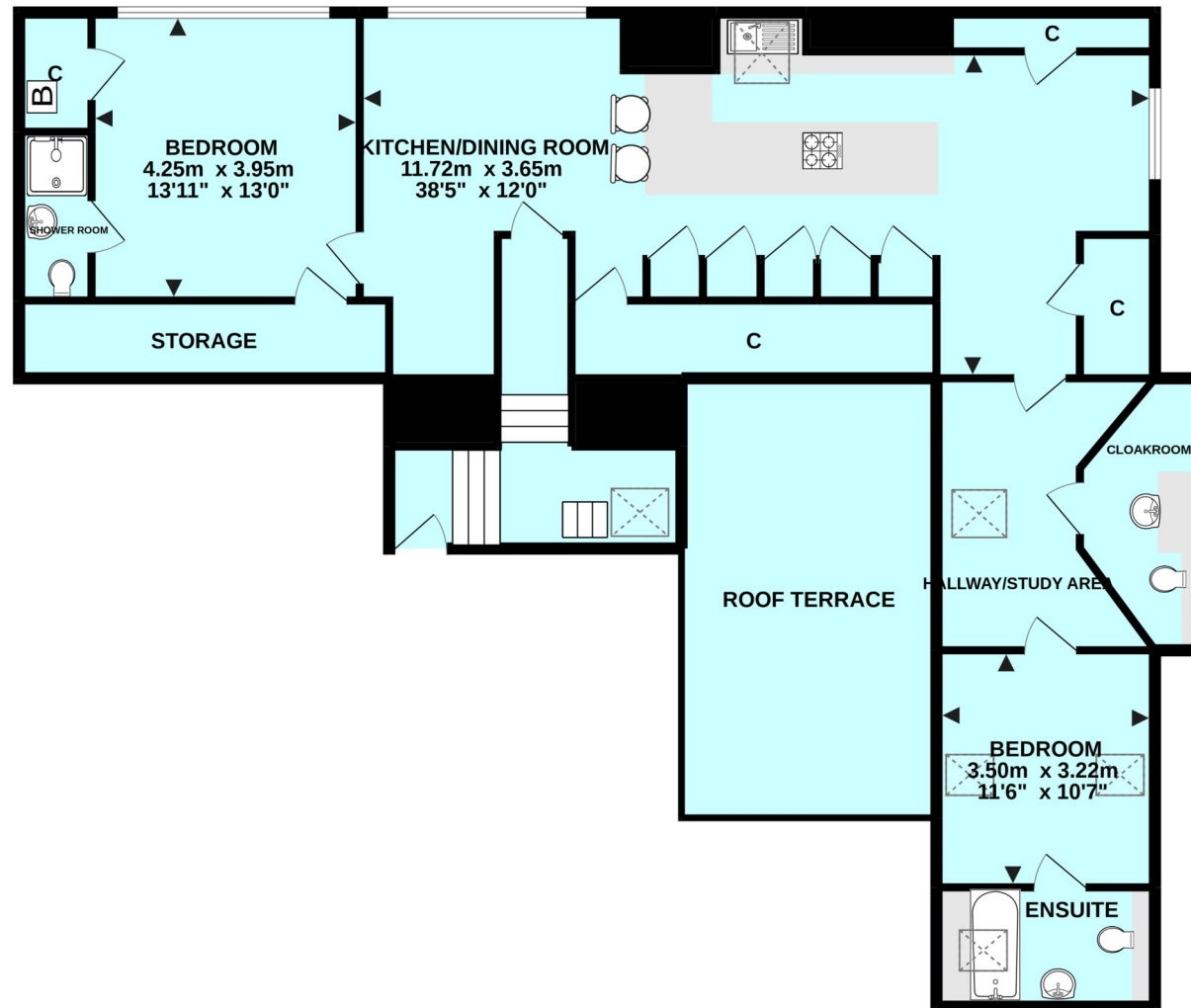
St. Decumans Heights,
 Watchet, TA23 0BX
 £225,000 Leasehold



**Wilkie May
 & Tuckwood**

Floor Plan

2ND FLOOR
129.0 sq.m. (1389 sq.ft.) approx.



TOTAL FLOOR AREA : 129.0 sq.m. (1389 sq.ft.) approx.
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Description

A large 2 bedroom Penthouse Apartment occupying arguably one of Watchet's finest positions with uninterrupted sea views.

- Penthouse Apartment
- 2 Bedrooms With En-Suites
- Far Reaching Views
- No Onward Chain

The property comprises one of 6 converted apartments situated in a popular former hotel in an elevated position within the town, overlooking the Marina and railway station with far reaching views over The Bristol Channel and towards The Welsh Coastline. The property benefits from gas fired central heating, double glazing, allocated parking and a gated entrance. Viewings are strongly advised.

The accommodation in brief comprises: Attractive communal Entrance Hallway with door into the apartment; Entrance Hall with oak flooring, access staircase to the roof terrace, door to; open plan Kitchen/Living Room/Dining Room with intercom handset, large picture window with panoramic views over the town, Marina and towards The Quantock Hills, TV point. Kitchen with Karndean wood effect flooring, a range of mocha coloured cupboards and drawers under a solid granite worktop with inset 1 1/2 bowl stainless steel sink and drainer, central 4 ring gas hob with extractor fan over, integrated electric oven, integrated washer/dryer, integrated fridge, integrated freezer, integrated dishwasher and eaves storage cupboards, door into; Inner Hallway/Study Area with Velux window, door into; WC with low level w/c, wash basin, part tiled walls. Ensuite Bedroom 2 with telephone point, 2 Velux windows with views to The Quantock Hills, door into; En-suite Bathroom with tiled walls and floor, white suite comprising panelled bath, low level w/c, pedestal wash basin, heated towel rail and Velux window. En-suite Bedroom 1 leads off of the Kitchen/Dining room with panoramic views, Tv point, telephone point and eaves storage cupboards, door into; En-suite shower room

with tiled walls and floor, shower cubicle with thermostatic mixer shower over, low level w/c, pedestal wash basin, heated towel rail and Velux Window.



OUTSIDE: The property benefits from 1 off road parking space and a roof terrace.

SERVICE CHARGE: For 2024-25: £1,554.00 to include Insurance, communal cleaning, communal water, fire alarms, gate maintenance, hedge trimming, repairs and maintenance sinking fund.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold by private treaty

Services: Mains water, mains electricity, mains drainage, mains gas.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: D

Parking: There is 1 allocated parking space 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

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 March 2022. 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.



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