



Oak Barn, 1 Mill Farm Barns

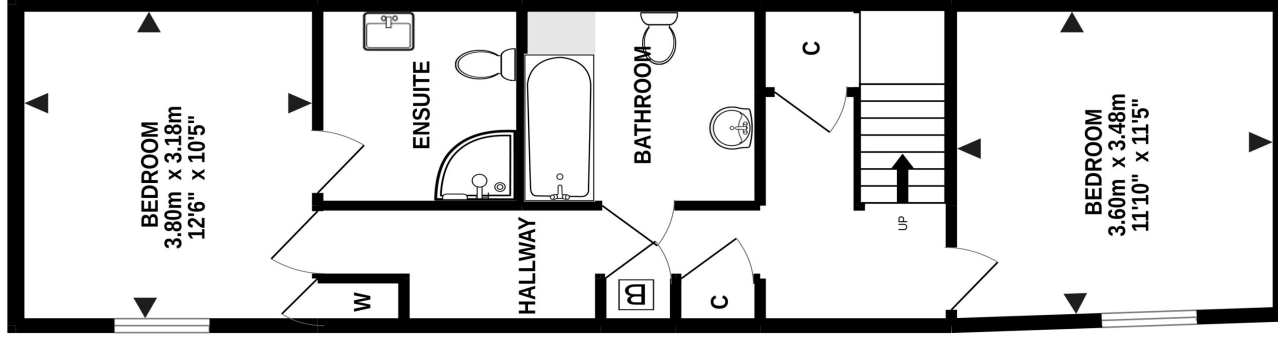
Watchet, TA23 0AZ
£438,000 Freehold

			
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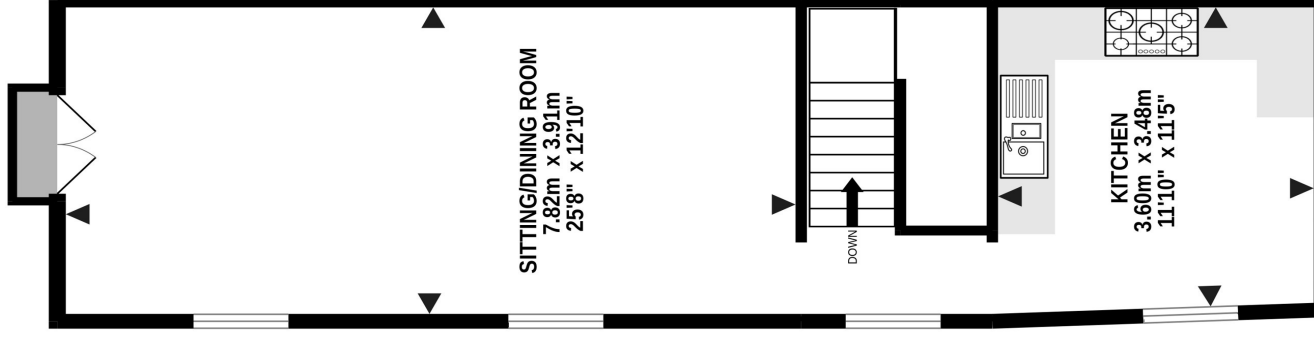
Wilkie May
& Tuckwood

Floor Plan

GROUND FLOOR
52.0 sq.m. (559 sq.ft.) approx.



1ST FLOOR
51.9 sq.m. (559 sq.ft.) approx.



Description

A stunning and spacious semi detached barn conversion, situated in the heart of the town centre, with parking and No Onward Chain.

- Semi Detached
- 2 Bedrooms
- Close to Town Centre
- Off Road Parking
- No Onward Chain

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a semi-detached barn conversion, converted approximately 15 years ago by a local builder to a very high standard. The barn has been run as a successful 5 star holiday let since its conversion and would now appeal to like minded investors or someone seeking a substantial property with character with the convenience of just being a few moments walk from the town centre, Marina and Harbour. The barn is of stone and brick construction with a modern inner skin under a slate roof, and benefits from timber framed double glazing, gas fired underfloor heating and off road parking for 2/3 vehicles.

The accommodation in brief comprises; Solid wooden door with inset viewing pane, into spacious Entrance Hall; travertine tiled flooring with underfloor heating system, two built-in storage cupboards with one housing the Worcester combi boiler for central heating and hot water, window recess with telephone point under, under stairs Utility Cupboard; with space and plumbing for washing machine, door into Ground Floor Bathroom; with travertine tiled flooring, white suite comprising panelled bath with mixer shower attachment over, tiled surround, low-level WC, pedestal wash basin with tiled splashback, light and shaver point over, heated towel rail. En-suite Master Bedroom; aspect to front overlooking courtyard garden, built in single wardrobe, door into En-suite Shower Room; with travertine tiled floor, corner shower cubicle with thermostatic mixer shower over, tiled surround, low-level WC, pedestal wash basin, light and shaver point over, heated towel rail. Bedroom 2; aspect to front exposed ceiling beams.

Stairs to 1st floor, open plan Living Room/ Dining Room with oak flooring, double aspect, TV point, telephone point, Juliet balcony, exposed ceiling beams, exposed woodwork to Kitchen/Breakfast

area, with oak wood flooring, oak fitted kitchen with granite effect rolled edge worktops, 1 and a 1/2 bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, space for range oven, extractor fan over, integrated dishwasher, space for tall fridge freezer, space for breakfast table.



OUTSIDE: The property has off-road parking for 2/3 vehicles. The garden is situated adjacent behind a local stone wall and is laid to gravel for ease of maintenance with a central planted bed.

AGENTS NOTE: As the property has been run as a holiday let, the owner is happy to consider selling the contents subject to a separate premium. It should also be noted that the property is currently rated for Business Rates and an assessment by the VOA would be needed for council tax.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold 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: N/A—Business rates.

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 2023. 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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