



## Market Street

Watchet, TA23 0AN  
£325,000 Freehold



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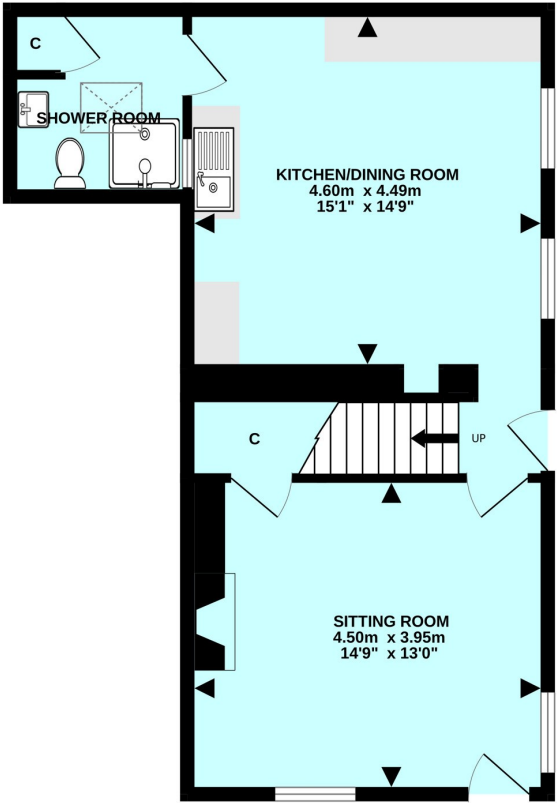
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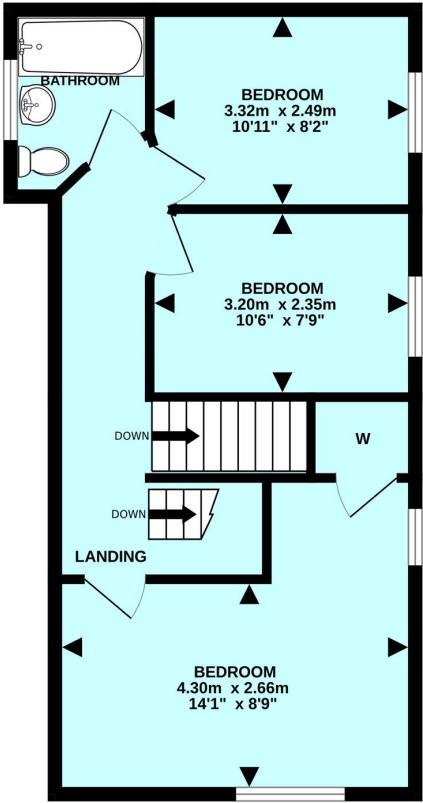
**Wilkie May  
& Tuckwood**

# Floor Plan

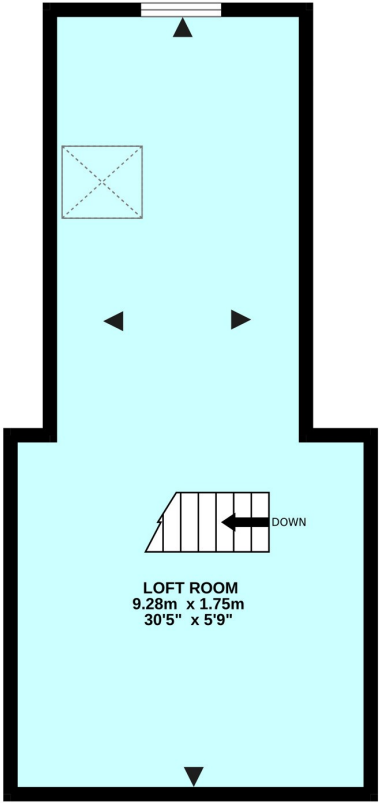
GROUND FLOOR  
47.6 sq.m. (512 sq.ft.) approx.



1ST FLOOR  
45.5 sq.m. (489 sq.ft.) approx.



2ND FLOOR  
37.2 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA : 130.2 sq.m. (1402 sq.ft.) approx.  
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# Description

A deceptively spacious 3 bedroom terraced cottage with over 1400 square feet of well maintained accommodation, enjoying sea views, and No Onward Chain.

- Terraced Cottage
- 3 Bedrooms
- Close to Town Centre
- Sea Views
- No Onward Chain

**THE ACCOMMODATION COMPRISES IN BRIEF:** The property comprises a terraced cottage of traditional stone construction with rendered elevations under a slate roof with the benefit of gas central heating and sea views. The cottage has been run as a successful holiday let and could be sold inclusive of furnishings and is centrally situated in the Conservation area of the town, with near immediate access to the Harbour, Marina and High Street shops.

Part glazed door into Entrance Hall; with tiled floor. Part glazed door into Sitting Room; double aspect, ceiling beams, feature open fireplace with tiled hearth (gas connection available) TV point, understairs storage cupboard. Kitchen/Dining Room; double aspect, tiled floor, feature ceiling beam, modern fitted kitchen comprising a combination of coloured and wood effect cupboards and drawers under a granite effect rolled edge worktop with space for electric or gas cooker, splashback and extractor hood over, space for tall fridge-freezer, space and plumbing for dishwasher, window seat, 1 ½ bowl

stainless steel sink and drainer inset into worktop with mixer tap over, ample room for dining table. Solid oak door into Ground Floor Shower Room; with tiled floor, shower cubicle with thermostatic mixer shower over, low level WC, wash basin inset into double cupboard, heated towel rail, Velux window. Utility cupboard; with space and plumbing for washing machine, part glazed uPVC door to rear courtyard.

Stairs to first floor Landing from Entrance Hall; Velux window and Gloworm combi boiler for central heating and hot water. Bedroom 1; aspect to front, door into walk in wardrobe, TV point. Bedroom 2; aspect to side. Bedroom 3; aspect to side. Family Bathroom; with white suite comprising panelled bath, tiled walls, thermostatic mixer shower over, pedestal wash basin, low level WC, heated towel rail. Stairs to Loft Room/Occasional Bedroom; suitable for a variety of uses with exposed original A-frame beams, dual aspect taking in incredible views over the Bristol Channel, all the way to Minehead and North Hill and over the harbour to the Welsh Coastline.





**AGENTS NOTE:** The property has been run as a successful holiday let for many years and can be sold inclusive of all contents minus personal items subject to negotiations.

**PARKING:** Permits can be obtained through Somerset West and Taunton Council for the 5 council run car parks in Watchet for approximately £195 per annum, per vehicle.



#### 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 West and Taunton Council, Killick Way, Williton, Taunton, Somerset. TA4 4QA

**Council Tax Band:** Currently exempt—business rated.

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 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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