



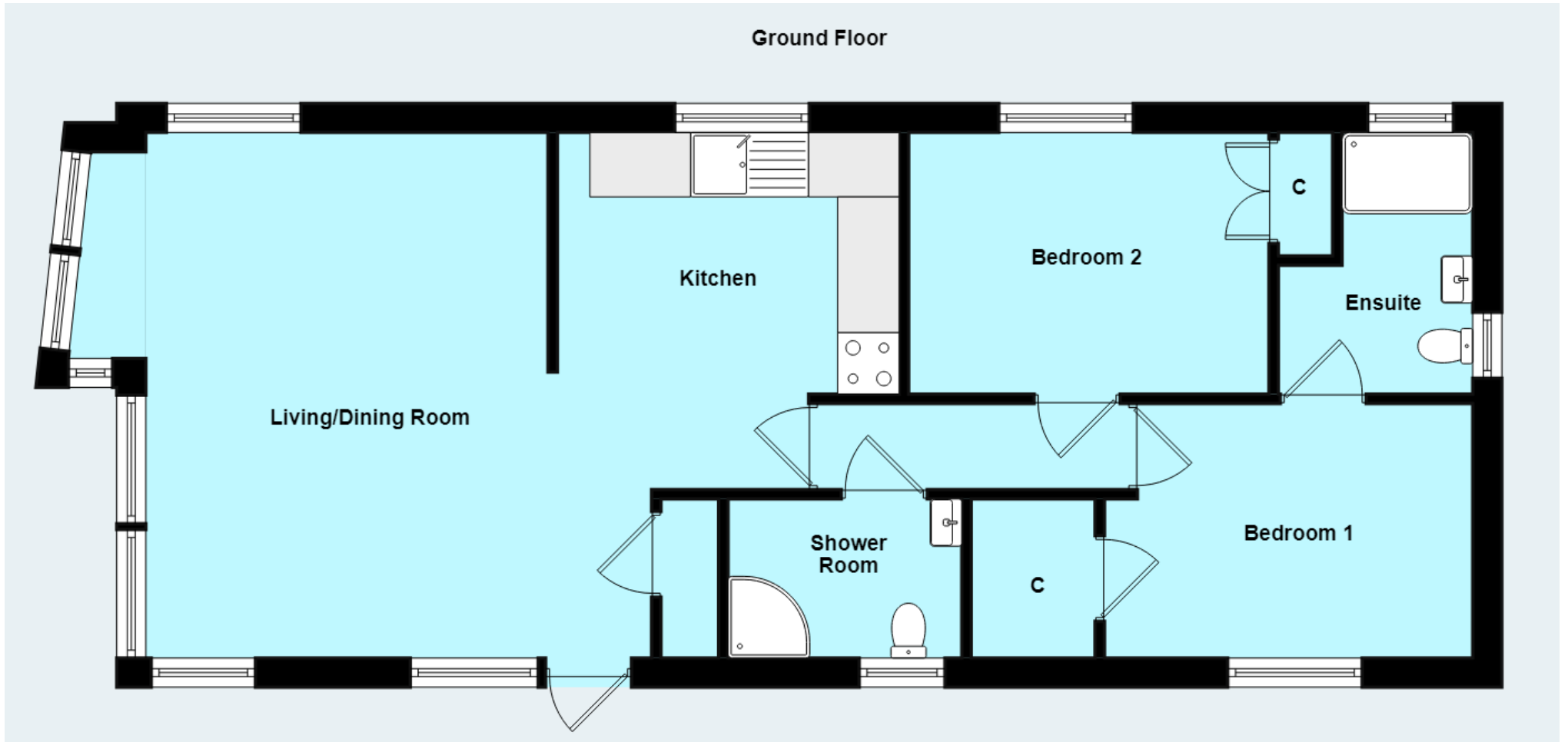
Warren Bay,
Watchet, TA23 0JR
£120,000 Leasehold



**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



Description

A well maintained two bedroom 40ft x 16ft caravan situated on a popular park on the edge of Watchet with far reaching sea views.

- 2 Bedrooms
- En-Suite Master Bedroom
- Allocated Parking Space
- Far Reaching Views

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a detached Willerby Boston caravan situated on a generous corner plot at Warren Bay Holiday Park on the edge of Watchet. The caravan has the residue of an existing lease believed to be 20 years and it can be occupied for 11 months of the year with all occupants asked to leave between December and January. Council Tax, Water, Electricity and Gas are all payable on account and metered where appropriate and a full service charge breakdown is available on request. Pets are allowed and the caravan can be sublet for holidays.

The accommodation in brief comprises; glazed uPVC door into open plan Living Room/Dining Room/Kitchen; with triple aspect view, built in cupboard with Ariston gas combi boiler for central heating and hot water. Living Room; with sliding patio doors onto decking platform with far reaching views over The Bristol Channel to the Welsh coastline, Steep Holm and Flat Holm, TV point. The kitchen comprises a good range of wood effect cupboards and drawers under a granite effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, fitted double electric oven with 5 ring gas hob and extractor fan over, integrated washing machine, integrated slimline dishwasher, integrated fridge, integrated freezer, integrated microwave. Door into hallway. Shower Room; with corner shower cubicle with thermostatic mixer shower over, low level WC, wash basin inset into double cupboard. Bedroom 1; aspect to side, walk in dressing room, TV point. Door to En-Suite Shower Room; shower cubicle, low level WC, wash basin inset into double cupboard. Bedroom 2; aspect to side and fitted small double wardrobe.

OUTSIDE: The property is situated on a generous corner plot, as noted earlier enjoying fantastic views over The Bristol Channel with the remainder of the garden laid to lawn with established shrubs and bushes. The gardens are well stocked and well planted and the property has the benefit of one allocated parking space.



GENERAL REMARKS AND STIPULATION

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

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

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

Council Tax Band: A

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 September 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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