



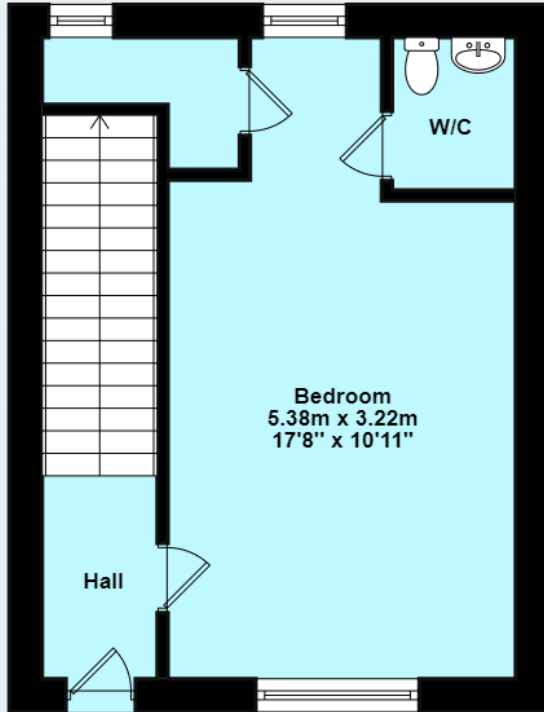
Esplanade Lane,
Watchet, TA23 0AH
£205,000 Freehold

			E
2	1	1	EPC

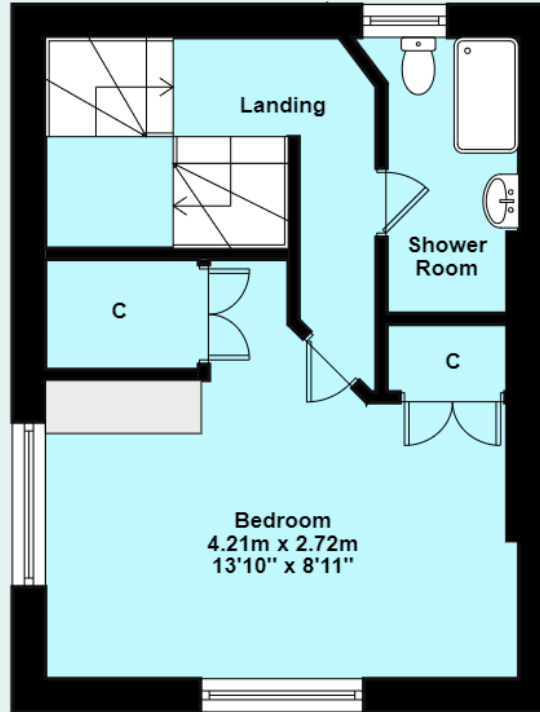
**Wilkie May
& Tuckwood**

Floor Plan

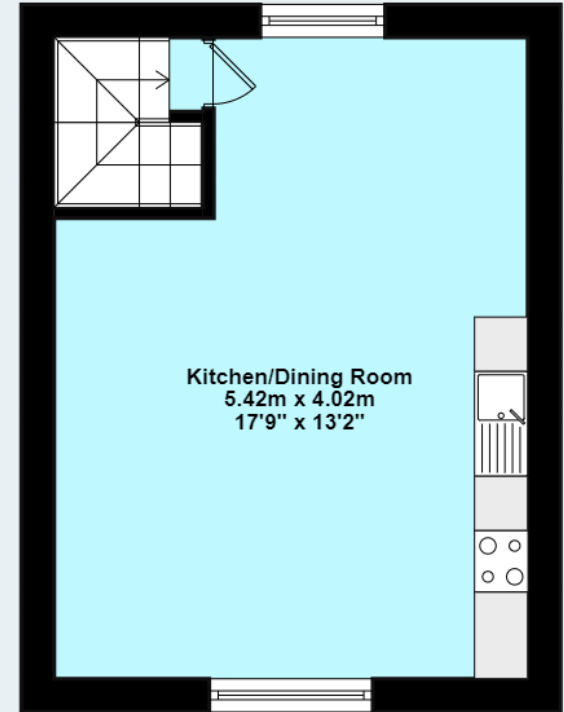
Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA:
68sqm (732sqft) Approx.

Description

A tastefully modernised two bedroom end of terrace cottage with sea views, gas central heating and No Onward Chain.

- Character Cottage
- Close to Town Centre & Amenities
- Views of the Harbour & Lighthouse
- No Onward Chain

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises an end of terrace cottage of stone construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, gas central heating and No Onward Chain. The accommodation is arranged "upside down" over three floors and would make an ideal holiday let or second home.

The accommodation in brief comprises; door into Ground Floor Bedroom; double aspect, door into WC; with low level WC, wash hand basin inset into vanity cupboard, door into Utility Cupboard; wall mounted Baxi boiler for central heating and hot water, space and plumbing for washing machine. First Floor landing; door into Shower Room; new suite with shower cubicle with thermostatic mixer shower over, multi panel walls, low level WC, heated towel rail, wash basin inset into vanity cupboard. Bedroom 2: double aspect; double wardrobe, cupboard over the stairs. Stairs to second floor; with attractive wood panelling, into Open Plan Kitchen/Living Room; double aspect, Howdens fitted kitchen comprising a good range of cupboards and drawers under a wood effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splash backs, fitted electric oven, 4 ring hob and extractor fan over, window with far reaching sea views over the Harbour out over the Bristol Channel, and towards the Welsh Coast Line.

OUTSIDE: Please note that there is no outside space. There are limited parking spaces available in Esplanade Lane on a first come first served basis, alternatively an annual parking permit can be obtained from Somerset West and Taunton Council for all 5 of Watchet's car parks for around £200 per annum.



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: Exempt—Currently on 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 November 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.



Tel: 01984 634793
35 Swain Street, Watchet, Somerset, TA23 0AE

