



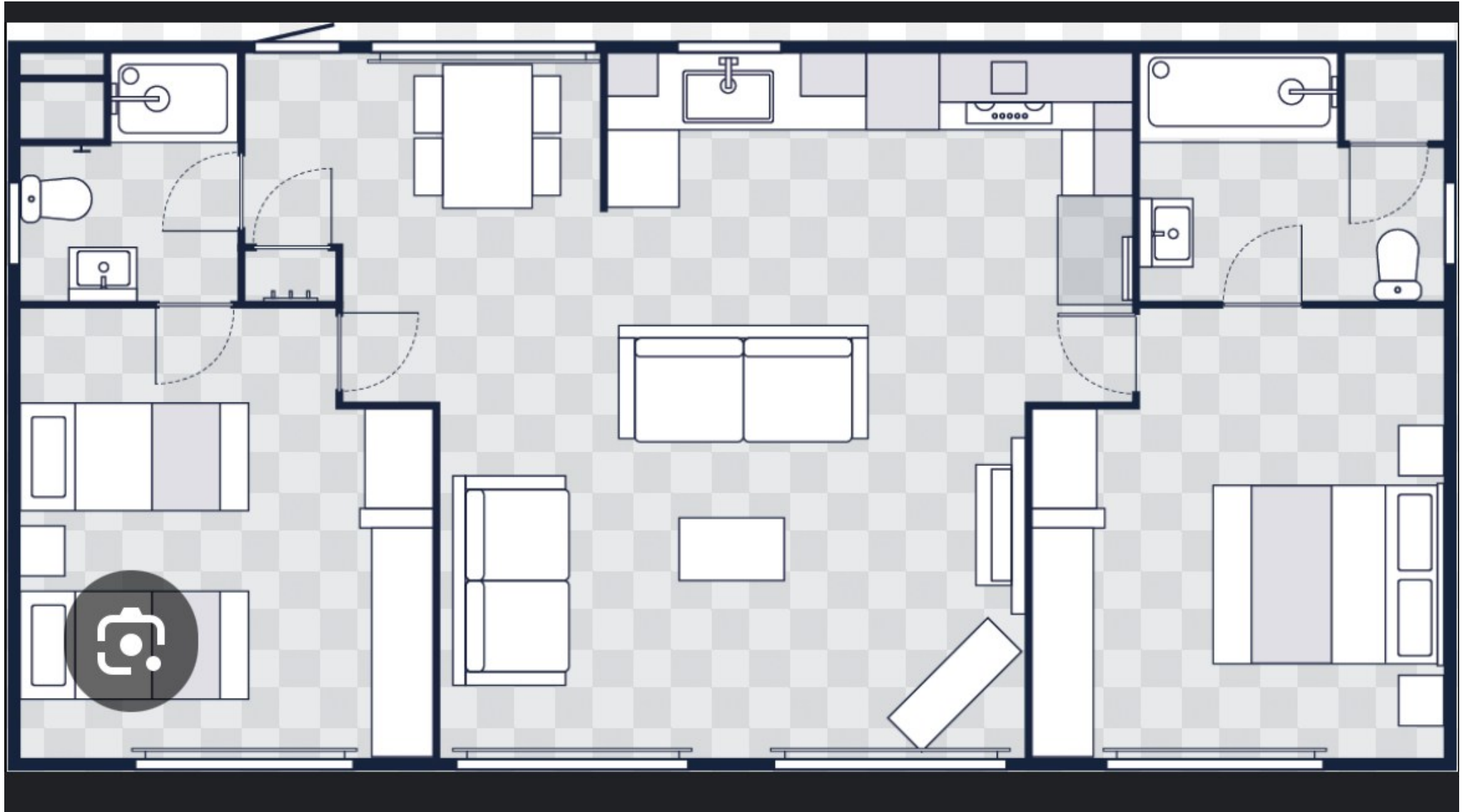
Warren Bay

Watchet, TA23 0JR
£129,000 Leasehold

			N/A
2	1	2	EPC

**Wilkie May
& Tuckwood**

Floor Plan



Description

A stunning two bedroom, two bathroom, detached lodge for 11 months occupation situated on the West Somerset Coast with sea views.

- Lodge
- 2 Bedrooms/2 Bathrooms
- Immaculate Throughout
- Far Reaching Sea Views
- No Onward Chain

The property comprises a detached lodge of superior quality built by Victory measuring 10 metres x 20 metres, situated on the favoured site of Warren Bay on the edge of Watchet. The lodge is fully equipped with double glazing, gas central heating, an en-suite bedrooms, and a large decking platform with sea views. The lodge has the residue of an existing lease believed to be 23 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 lodge can be sublet for holidays.

The accommodation in brief comprises; Obscured glazed door into open plan Living Room/Dining Room/Kitchen; with bi-folding doors onto the patio decking area, tile effect vinyl flooring, excellent range of fitted kitchen cupboards and drawers under a wood effect rolled edge worktop with inset one and a half bowl stainless steel sink and mixer tap over, eye level Belling electric oven with microwave oven over, five ring gas hob, integrated fridge/freezer, integrated wine cooler, integrated washer/dryer, electric log affect fire place, ample room for dining table, far reaching sea views En-suite Principal Bedroom; with door to decking terrace, built in wardrobes, TV point, door into Shower Room; shower cubicle with thermostatic shower over, his and hers wash basins inset into vanity unit, low level WC, heated towel rail, cupboard housing Morco gas boiler for central heating and hot water, Bedroom Two; with "Jack and Jill" access to the main bathroom, patio doors to decking terrace, fitted wardrobe with sliding doors, door into the Bathroom with large walk in shower cubicle, thermostatic mixer shower over, low level WC, washbasin, heated towel rail.





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: N/A

Parking: There is off road parking 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 February 2024. 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.