

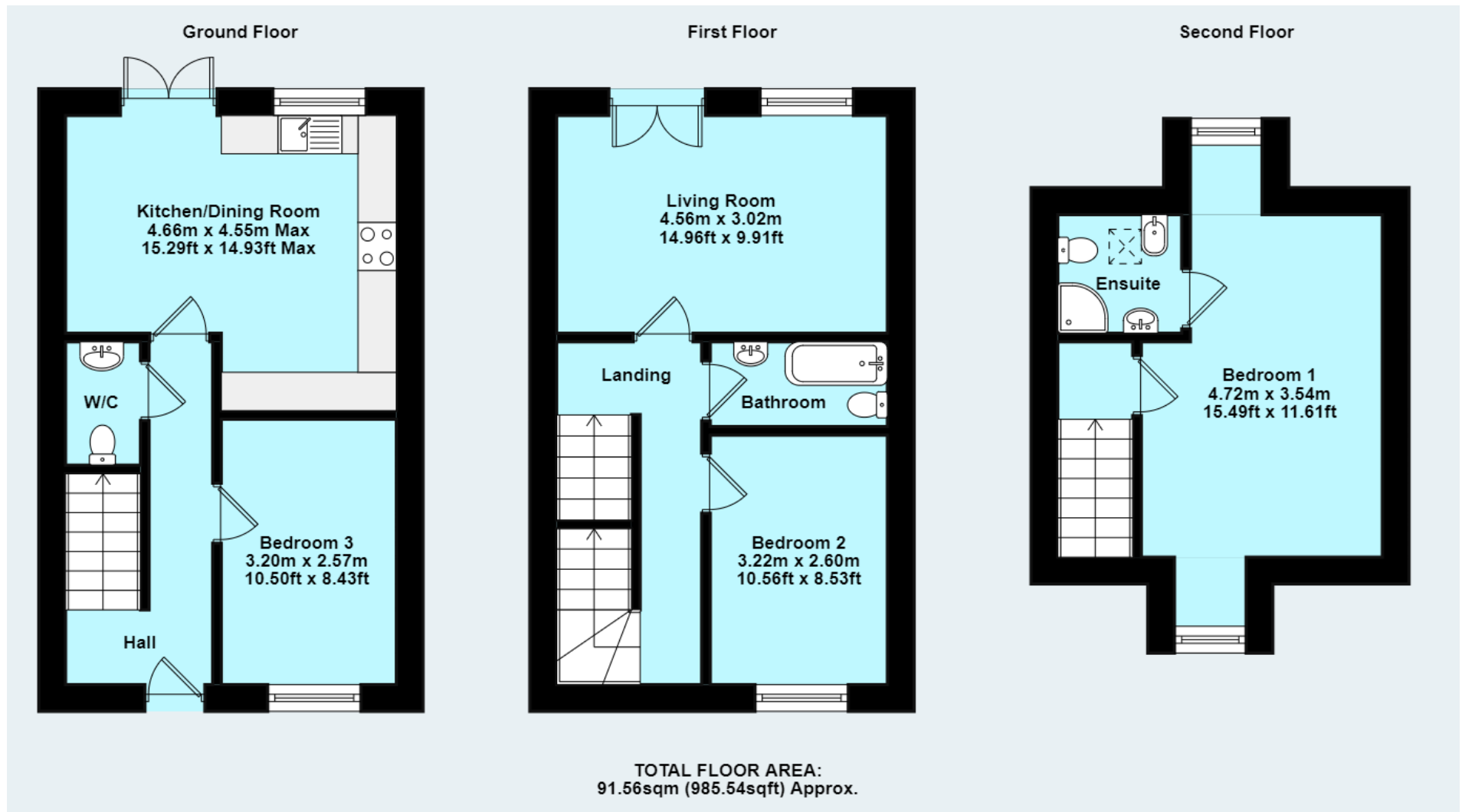


Mill Street Bakery,
Watchet, TA23 0FA.
£300,000 Freehold

			
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**Wilkie May
& Tuckwood**

Floor Plan



Description

Situated in the heart of the popular town of Watchet, is this three bedroom end of terrace family home with allocated parking, En-Suite principal bedroom and No Onward Chain.

- End Of Terrace
- 3 Bedrooms
- Immaculate Throughout
- Allocated Parking
- No Onward Chain

The property comprises an end of terrace house built by Messrs Acorn Homes in 2013, of traditional block construction, with K rendered elevations under a slate roof with the benefit of timber framed double glazing, gas central heating, an enclosed rear garden and allocated parking space. The house sits in the heart of Conservation area of the town, and is within very easy reach of local amenities and the nearby Harbour and Marina. The property has not been sold since its construction, and the current owners have used it as a successful holiday let. The full listing can be seen at <https://www.holidaycottages.co.uk/cottage/11841-old-mill--watchet>. All future bookings and the furniture are available by separate negotiation.

The accommodation in brief comprises; Solid wooden door into Entrance Hall; wood effect Karndean flooring, under stairs storage cupboard, door into Downstairs WC; with wood effect Karndean flooring, low level WC, pedestal wash basin. Ground Floor Bedroom; aspect to front. Kitchen/Dining Room; aspect to rear, wood effect Karndean flooring, excellent range of cream fitted cupboards and drawers, under a granite effect rolled edge worktop with tiled splashbacks, inset stainless steel sink and drainer, mixer tap over, fitted electric oven with four ring hob and extractor fan over, space and plumbing for a washing machine, space and plumbing for dishwasher, space for tall fridge/freezer, wall mounted Worcester combi boiler for central heating and hot water, ample room for dining table, patio doors to the rear garden. Stairs to first floor from Entrance Hall. Landing with window to side. Sitting Room; with aspect to rear, patio doors to Juliet balcony, TV point. Family Bathroom; with white suite comprising panelled bath, tiled surrounds, thermostatic mixer shower over, low level WC, pedestal wash basin, light and shaver point, heated towel rail. Bedroom 2; aspect to front, stairs to second floor;

En-Suite Principal Bedroom; double aspect with far reaching view to the Bristol Channel, door into En-Suite Shower Room; white suite comprising corner shower cubicle, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, bidet, light and shaver point, heated towel rail.



OUTSIDE: The front of the property is approached via a locked wrought iron communal gateway with pedestrian side access leading to the rear garden. The rear garden is planted in a cottage style with a small lawn and good sized patio seating area, and has gated access to the allocated parking space. There is also a bin store.

Agents Note: The property is subject to a service charge of £360.00 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: N/A—Currently only rated for Business Rates

Parking: There is one allocated space at this property and a town centre car park within 10 metres.

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

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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.