

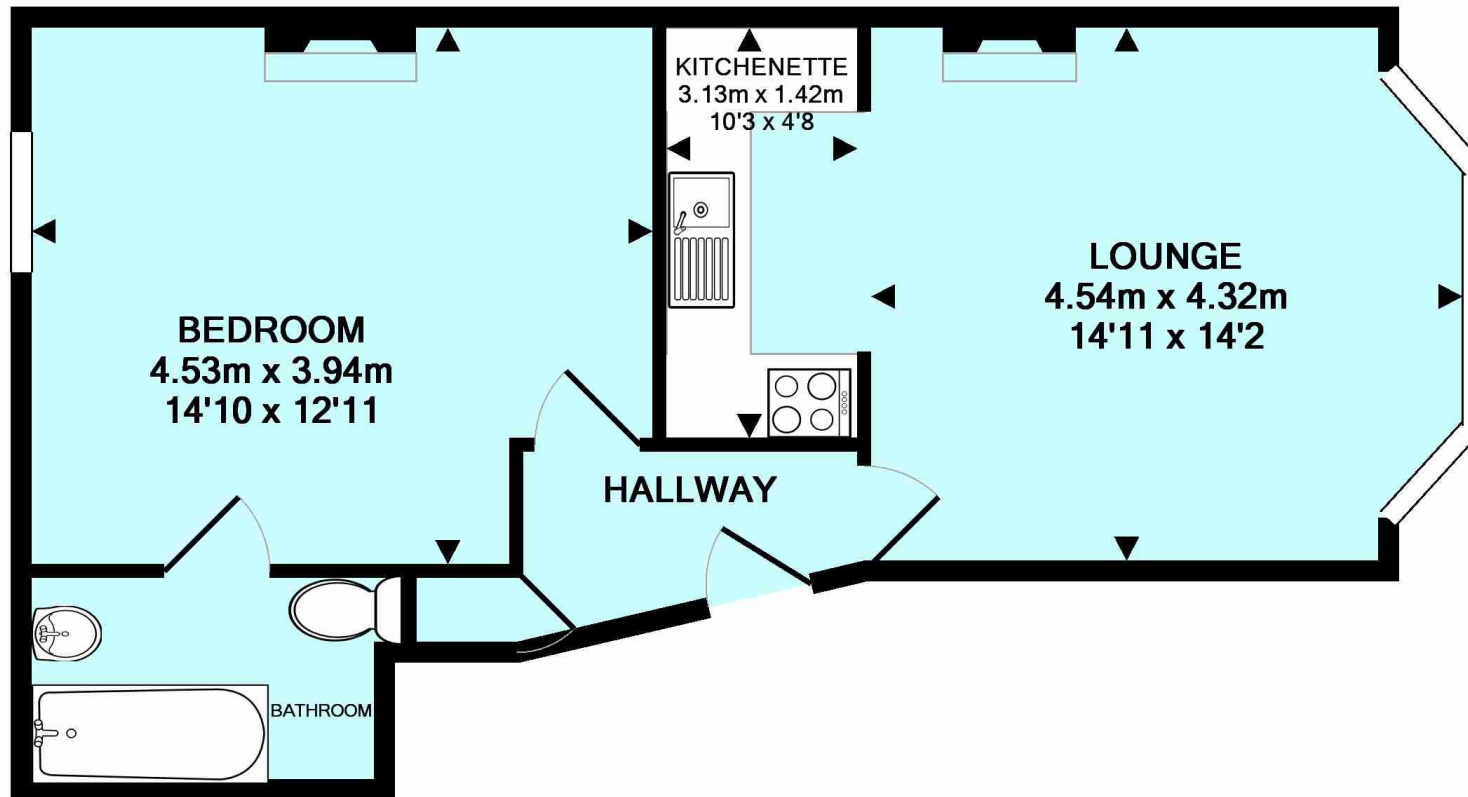


South Road,
Watchet, TA23 0DA.
£107,500 Leasehold

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**Wilkie May
& Tuckwood**

Floor Plan



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Description

A well-presented 1 double bedroom ground floor flat situated in a convenient location close to the town centre, Harbour and Marina with allocated parking, gardens and No Onward Chain.

- Ground Floor Flat
- Well Presented
- Allocated Parking Space
- Close to Amenities
- No Onward Chain

A well-presented one double bedroom ground floor converted flat (one of five) which is conveniently situated just a short walk from local amenities, and would make an excellent first time purchase, holiday let or buy to let and benefits from double glazing and electric heating, gardens and allocated parking.

The spacious accommodation comprises in brief: communal Entrance Hall leading to the front door; hallway; airing cupboard with modern cylinder with immersion heater and wood slat shelving over, open plan Sitting Room/Dining room with original Victorian marble effect fireplace with inset electric fire, bay window, telephone point, archway into; Kitchen with a range of cupboards and drawers under a rolled edge worktop with inset stainless steel sink and drainer, tiled splashbacks, space and plumbing for a washing machine, space for electric cooker with extractor fan over, space for under counter fridge. Double bedroom with aspect to rear, and access into the En-Suite Bathroom with white suite comprising panelled bath, electric shower over, low level WC, pedestal wash basin, extractor fan.

OUTSIDE: To the front of the property the garden has been laid to gravel with low maintenance in mind, and to the rear of the property there is a further small garden area which has been fenced to two sides with a wooden gate. There is also an allocated parking space for one vehicle. Viewings of this flat are recommended to fully appreciate its size and location.



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: A

Parking: There is one allocated off road parking space 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 May 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.



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