

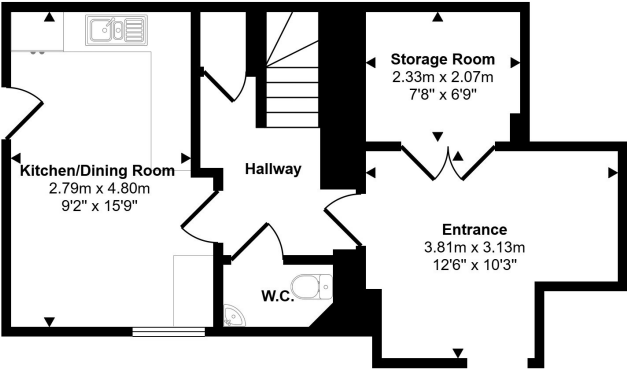


Stoctes Mill,
Watchet, TA23 0FG.
£350,000 Freehold



**Wilkie May
& Tuckwood**

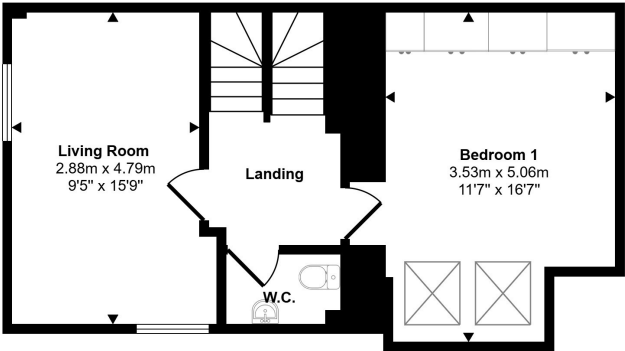
Floor Plan



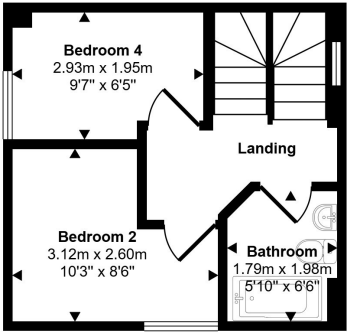
Ground Floor
Approx 42 sq m / 448 sq ft

Denotes head height below 1.5m

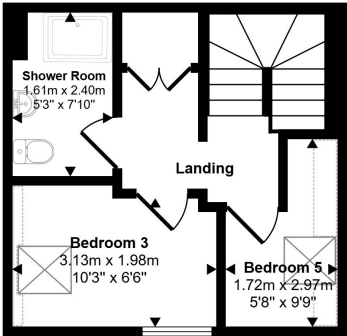
Approx Gross Internal Area
134 sq m / 1441 sq ft



First Floor
Approx 44 sq m / 477 sq ft



Second Floor
Approx 24 sq m / 255 sq ft



Third Floor
Approx 24 sq m / 261 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A spacious and well presented modern 5 bedroom barn conversion situated in a quiet tucked away position in the conservation area of Watchets town centre.

- Barn Conversion
- 5 Bedrooms
- Close to Town Centre
- Bathroom & Shower Room
- No Onward Chain

The property comprises a sympathetically converted modern barn conversion, built of local lias stone under a slate roof with a number of original features retained and the benefit of timber framed double glazed windows and gas central heating. The well presented and flexible accommodation is arranged over 4 floors, together with the benefit of allocated parking, the remainder of the original builders warranty and No Onward Chain.

The accommodation in brief comprises; Front entrance store, door into Hallway ; with Porcelanosa tiled floor, understairs storage cupboard, door into Downstairs WC; low level WC, wash basin. Door into Kitchen/Dining Room; with Porcelanosa tiled floor, stable door to rear garden, fitted kitchen comprising a range of grey fitted cupboards and drawers under a solid oak worktop with inset sink and drainer, mixer tap over, fitted electric oven, fitted hob and extractor fan over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, ample room for Dining table. Stairs to first floor; Living Room; with double aspect. WC; with low level Wc, wash basin, iDeal logic combi boiler for central heating and hot water. Bedroom 1; 2 x Velux windows, excellent range of bespoke fitted wardrobes. Stairs to second floor. Family Bathroom; with white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail. Bedroom; aspect to side. Bedroom; aspect to rear. Stairs to third floor; landing with storage cupboard. Bedroom; L shaped with a Velux window. Bedroom; with aspect to side, hatch to roof space with pine ladder. Shower Room; with white suite comprising shower cubicle with low level tray, thermostatic mixer shower

over, low level WC, pedestal wash basin, heated towel rail.

AGENTS NOTE: As the development is unadopted the estate is managed by a management company and the owners pay an annual service charge of approximately £300 per annum.

CONTENTS: The contents are surplus to the owners needs, and as such can be included in the sale subject to negotiation and minus personal effects.



OUTSIDE: The property benefits from 1 allocated parking space. To the rear of the property there is a paved garden with South-West facing aspect, outside power point, outside tap and views of the river, with gated side access, electric awning and all weather space heater.



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: D

Parking: There is one allocated parking space with 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 January 2025. 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.