



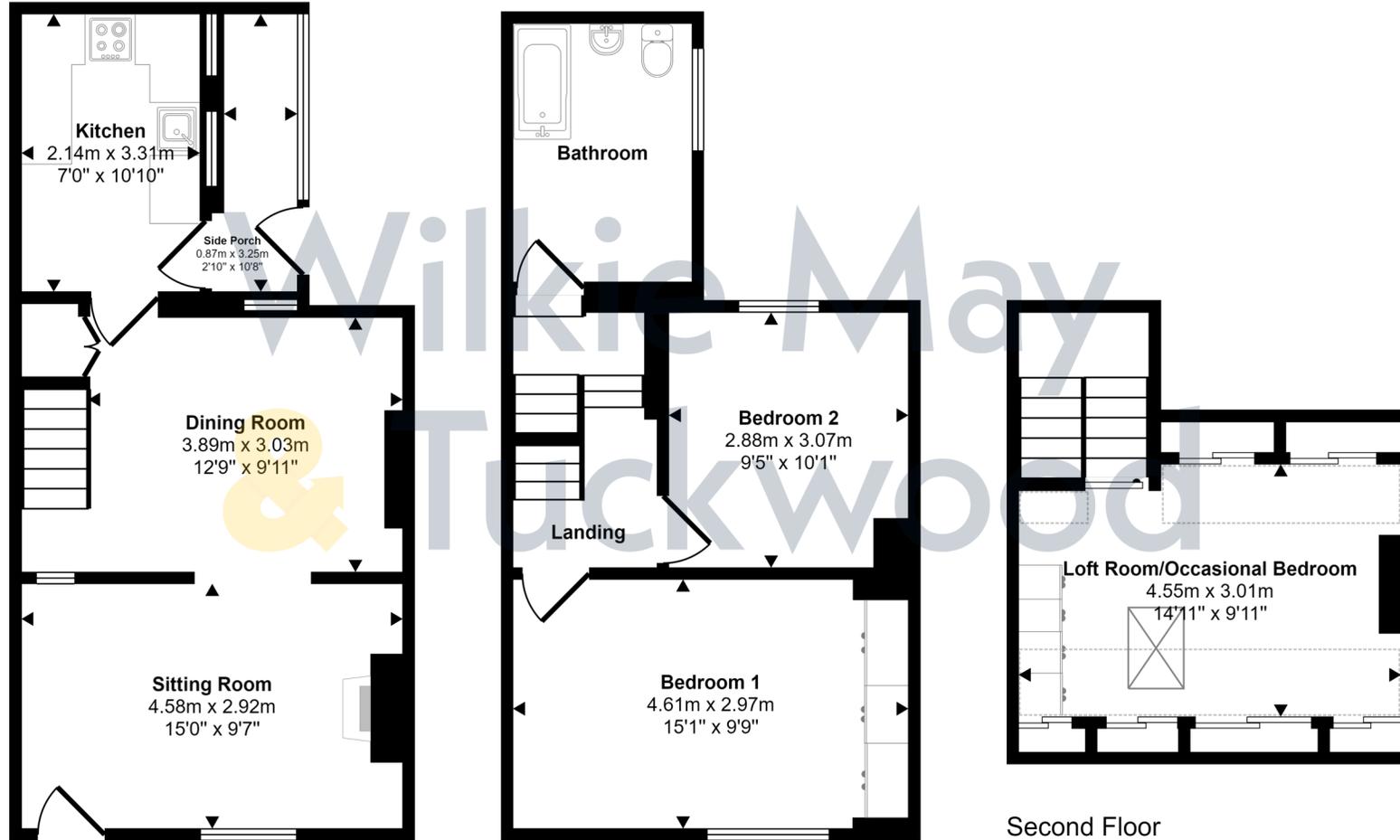
West Street,
Watchet, TA23 0BQ.
£250,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
96 sq m / 1037 sq ft



Ground Floor
Approx 40 sq m / 430 sq ft

First Floor
Approx 36 sq m / 390 sq ft

Second Floor
Approx 20 sq m / 217 sq ft

 Denotes head height below 1.5m

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 very well presented two bedroom semi detached cottage with sea views and No Onward Chain.

- Semi-Detached Cottage
- 2 Bedrooms
- Walking Distance to Amenities
- Views To The Bristol Channel
- No Onward Chain

The property comprises a semi detached cottage of traditional stone construction with rendered elevations under a tiled roof with the benefit of gas central heating, mixed framed glazing, a wood burner and No Onward Chain. The property has been refurbished to a good standard and enjoys views to the Bristol Channel, and Quantock Hills.

The accommodation in brief comprises; door into Porch; tiled floor, door into Kitchen; with quarry tiled floor, aspect to side, modern fitted shaker style kitchen comprising a range of cupboards and drawers under a solid wooden worktop with inset Belfast sink with mixer tap over, space for electric or gas oven, space for tall fridge freezer, space and plumbing for a washing machine, door into Dining area; under stairs storage, telephone point, squared archway with into Sitting Room; with aspect to front with sea view, wood burner inset into chimney breast with slate hearth, and beam over, stairs to first floor half landing. Family Bathroom; with wood effect laminate flooring, modern white suite comprising a panelled bath, with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, boiler cupboard housing Vaillant combi boiler for central heating and hot water. Bedroom 1; aspect to front, with a good range of fitted wardrobes, far reaching views to the Bristol Channel and Quantock Hills. Bedroom 2; aspect to rear. Stairs to second floor Loft Room/Occasional Bedroom; with storage, and Velux window.

OUTSIDE: The property has a rear courtyard garden. There is no allocated parking but there is a town council run carpark with 50 metres of the property, where permits can be applied for.





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: A

Parking: There is no allocated parking but there is a town council run carpark with 50 meters of the property, where permits can be applied for.

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.