

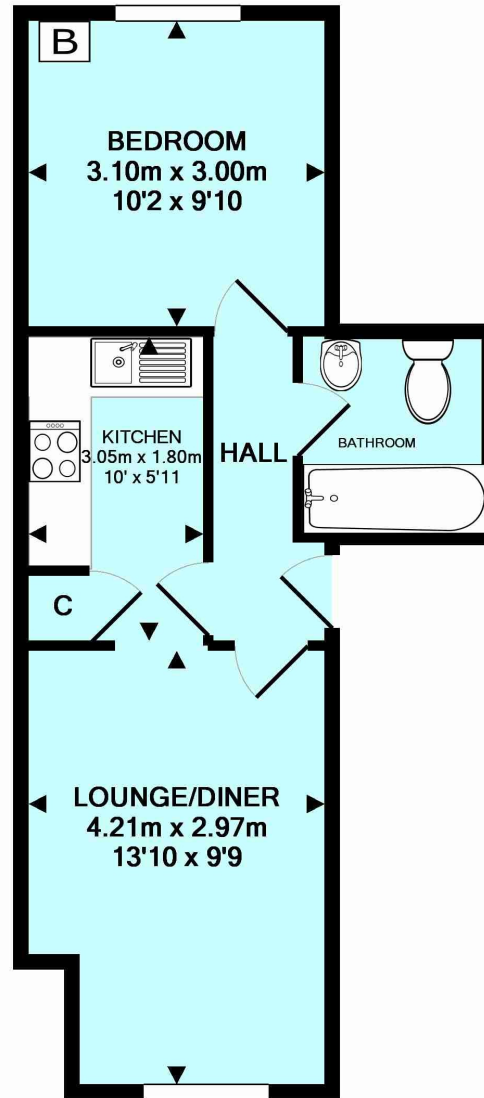


Malvern Court,
Watchet, TA23 0RZ.
£110,000 Leasehold



**Wilkie May
& Tuckwood**

Floor Plan



TOTAL APPROX. FLOOR AREA 33.4 SQ.M. (359 SQ.FT.)

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Description

A one bedroom first floor purpose built flat, situated within walking distance of the town, with off road parking and gas central heating.

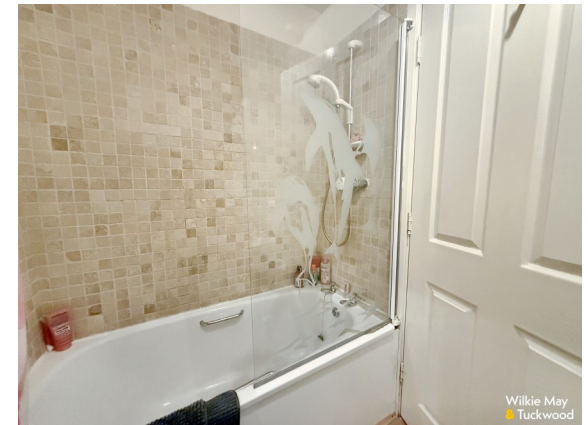
- First Floor Apartment
- 1 Bedroom
- Close to Amenities
- Parking Space
- No Onward Chain

The property comprises a first floor, one bedroom flat situated in a block of five with allocated parking, gas central heating and No Onward Chain. The flat is well presented throughout and would make an excellent investment or first time purchase.

The accommodation in brief comprises; Door into Entrance Hall; wood effect laminate flooring, door into Living Room; aspect to front, wood effect laminate floor, archway into the Kitchen; with a range of cream coloured cupboards and drawers under a granite effect rolled edge worktop with an inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven, with four ring hob and extractor fan over, space and plumbing for washing machine, space for under counter fridge. Bedroom 1; with aspect to rear, wood effect laminate flooring, wall mounted combi boiler for gas central heating and hot water. Bathroom; with white suite comprising bath with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin.

OUTSIDE: Each of the five flats has an allocated off road parking space. There is also a communal clothes drying area.

TENURE: Leasehold. This property is sold subject to an original lease of 999 years dated 1st January 2000 with an annual ground rent of £125.00 a monthly maintenance charge of £117 which includes buildings insurance and provision for a sinking fund.



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 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

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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.



Tel: 01984 634793

35 Swain Street, Watchet, Somerset, TA23 0AE

