



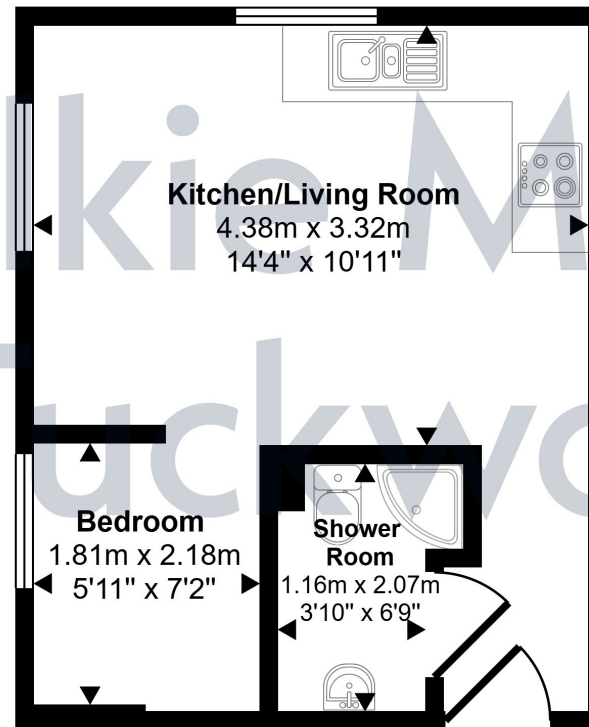
Lorna Doone,
Watchet, TA23 0FD.
£99,950 Leasehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
24 sq m / 259 sq ft



Floorplan

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 modern and well presented 1 bedroom ground floor studio apartment, situated on the West Somerset coast line within easy reach of the town centre and amenities with No Onward Chain.

- Studio Apartment
- 1 Bedroom
- Close to Town Centre
- No Onward Chain

A purpose built ground floor one bedroom studio apartment constructed by Messrs Regal Heritage Ltd and with the benefit of timber double glazed windows, electric heating, and allocated parking.

The accommodation in brief comprises Door into; Open Plan Kitchen/Living Room; double aspect, Kitchen Area; with a range of wood effect cupboards and drawers under a wood effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splash backs, space and plumbing for a washing machine, space for a tall fridge/freezer, built in electric oven, with four ring electric hob and extractor over, electric wall mounted water tank. Living Room Area; television and satellite point, telephone point, squared archway into Bedroom; aspect to side. Shower Room; white suite comprising; corner shower cubicle, tiled surrounds, mixer thermostatic shower over, low level WC, pedestal wash basin, tiled splash backs, extractor fan, and an electric wall heater.

OUTSIDE: The property has the benefit of one allocated parking space and there are visitor parking spaces on site. There is a communal recycling store and the children's play area. The annual service charge for the property is approximately £450.00 per annum, and with the ground rent of £150.00 per annum. The lease is the remainder of 150 years dated 1 January 2007.

AGENTS NOTE: Please note that the property can be let on an Assured Shorthold Tenancies, but the properties cannot be let as holiday lets.



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 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 February 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.



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