

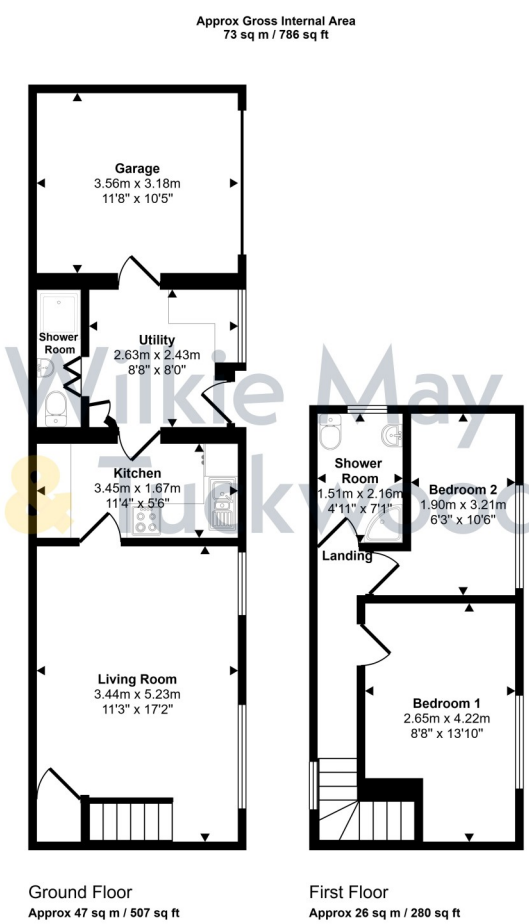


South Road,
Watchet, TA23 0DA.
Guide Price £300,000

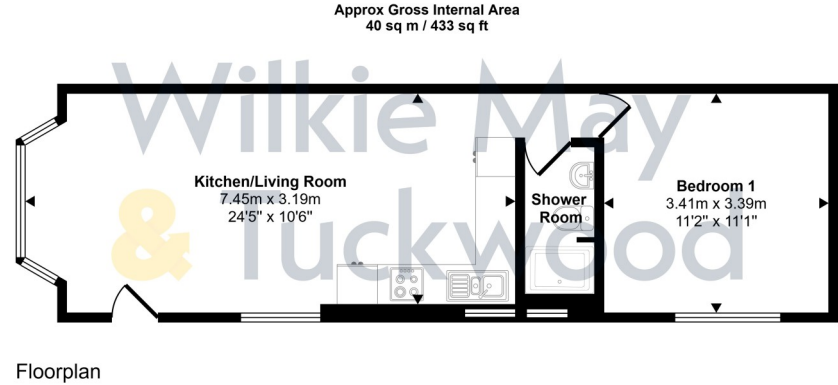


Wilkie May
& Tuckwood

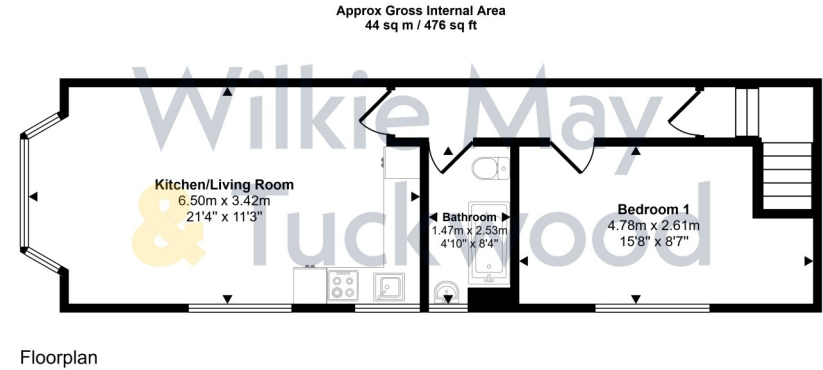
Floor Plan



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.



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Description

A unique opportunity to purchase three residential properties, with No Onward Chain and an immediate investment return.



- Detached x 3 Properties
- 4 Bedrooms & 4 Bathrooms
- Occupier. Investment Opportunity
- Gas Central Heating
- No Onward Chain

The property comprises three properties for sale under one title, with two currently let on assured shorthold tenancies and the opportunity to either rent or occupy the remaining house. Each of the properties are of brick construction under a recently renewed roof, with the benefit of uPVC double glazing, gas central heating and No Onward Chain.

The accommodation in brief comprises; **Flat 1:** part glazed uPVC door into open plan Living Room/Kitchen; with oak engineered flooring, under floor heating, aspect to front, oak fitted kitchen comprising a range of cupboards and drawers under a granite effect worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashback, fitted electric oven, four ring gas hob, extractor hood over, integrated fridge/freezer, space and plumbing for a washing machine, cupboard housing iDeal logic combi boiler. Shower Room; tiled floor and walls, shower cubicle, thermostatic mixer shower over, low level WC, pedestal wash basin. Bedroom; with aspect to side, oak engineered flooring, under floor heating.

Flat 2: part glazed wooden door into hallway, stairs to first floor landing. Open plan Living Room/Kitchen; aspect to front, oak fitted kitchen comprising a range of cupboards and drawers under a granite effect worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashback, fitted electric oven, four ring gas hob, extractor hood over, integrated fridge/freezer, space and plumbing for a washing machine, cupboard housing a combi boiler. For central heating and hot water. Bathroom; tiled floor and walls, bath with shower attachment over, low level WC, pedestal wash basin. Bedroom; with aspect to front, oak engineered flooring, under floor heating.

9 South; door into Utility Room; tiled floor, basic range of cupboards and drawers, space and plumbing for a washing machine, space for tumble dryer, door into Shower Room; tiled floor, shower cubicle with thermostatic shower over, low level WC, wash basin. Kitchen; with a tiled floor, basic range of cupboards and drawers, granite effect worktops, inset stainless steel sink and drainer, fitted electric oven, four ring gas hob and extractor hood over, door into Living Room; oak engineered flooring, aspect to front, stairs to first floor. Landing; hatch to roof space. Bedroom 1; aspect to front. Bedroom 2; aspect to front. Shower Room; with corner shower cubicle, multi panel surrounds, thermostatic mixer shower over, low level WC, pedestal wash basin.

Garage; with up and over door, power and lighting, iDeal logic combi boiler for central heating and hot water.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, mains gas for all 3 properties.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: A—All three properties

Parking: There is off road parking 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 March 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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