



Market Street

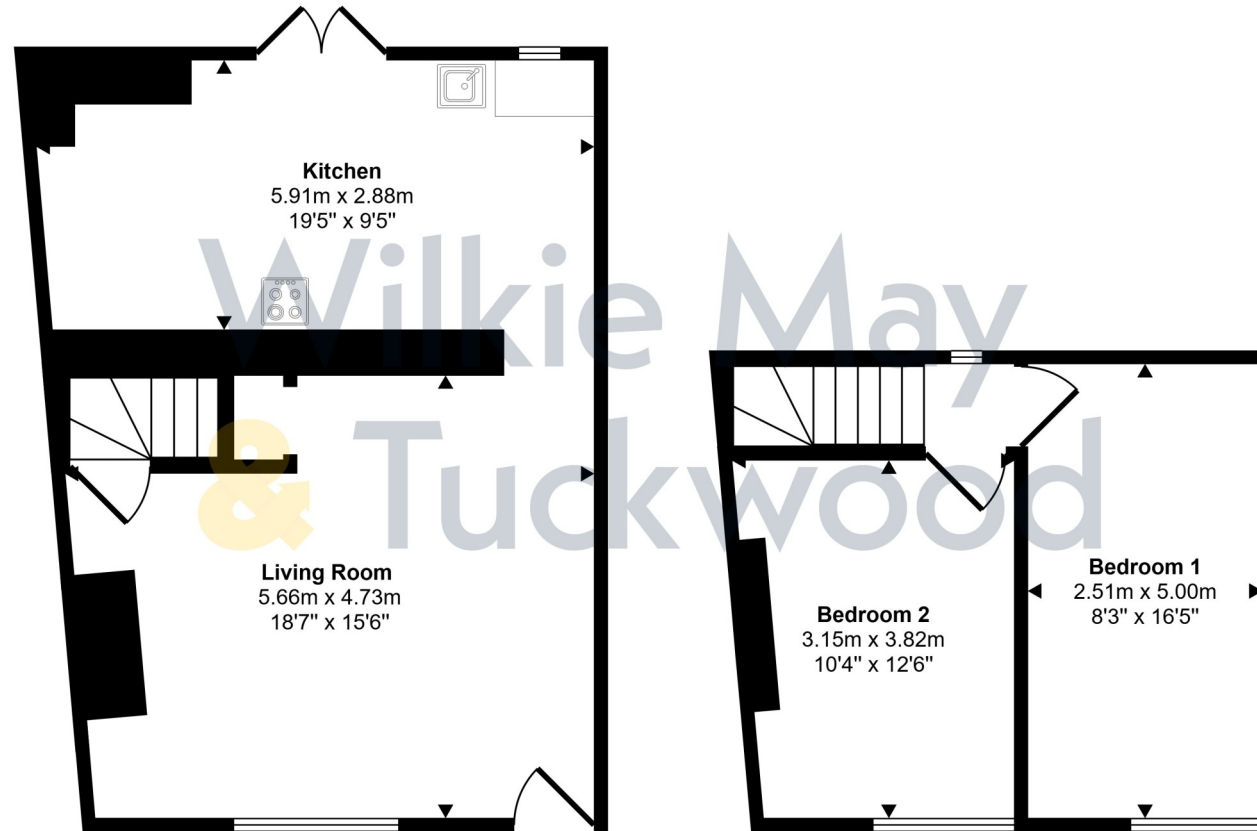
Watchet, TA23 0AN
£150,000 Freehold



Wilkie May
& **Tuckwood**

Floor Plan

Approx Gross Internal Area
74 sq m / 793 sq ft



Ground Floor
Approx 46 sq m / 494 sq ft

First Floor
Approx 28 sq m / 298 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 terraced two bedroom cottage in need of complete renovation, situated in a central position within the towns Conservation area.



- Terraced
- 2 Bedrooms
- Renovation Project
- Sea Views
- No Onward Chain

The property comprises a terraced cottage of stone construction, with rendered elevations under a recently renewed roof, in need of complete modernisation. The cottage is situated in a central position within the town, and is un-mortgageable due to the lack of facilities. We are seeking a cash buyer to purchase this lovely cottage that would make an comfortable permanent or second home by the sea.

The accommodation in brief comprises; Door into open plan Living Room; with aspect to front, under stairs storage, open fireplace with tiled surround, door into Kitchen; aspect to rear, patio doors to the rear garden, basic kitchen facilities.

Stairs to first floor from the Living Room. Landing with door into Bedroom 1; aspect to front and concealed feature fireplace. Bedroom 2; aspect to front.



OUTSIDE: To the rear of the cottage there is an enclosed courtyard style garden with an outside WC.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage.

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

Council Tax Band: C

Parking: There is no parking at this property, but a parking permit can be obtained from the council for approximately £250.00 per annum.

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 2024. 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.