



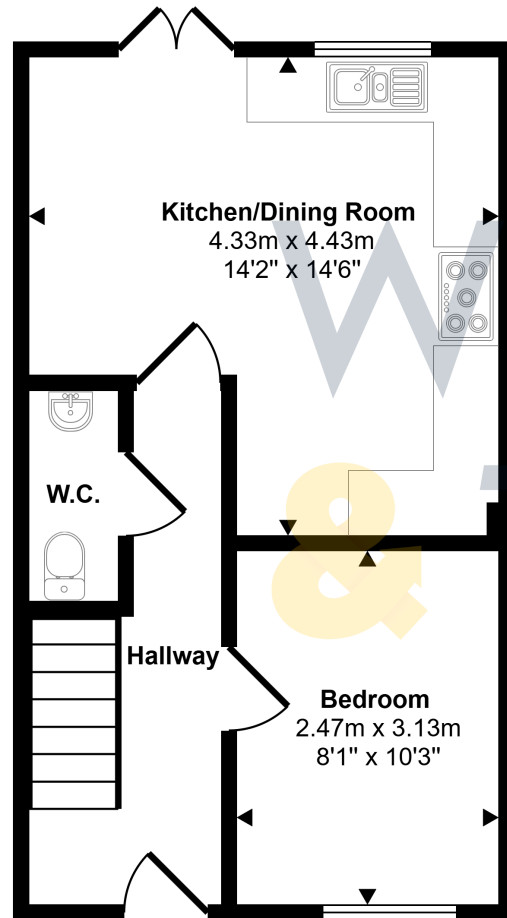
Mill Street Bakery,
Watchet, TA23 0FA.
£289,950 Freehold



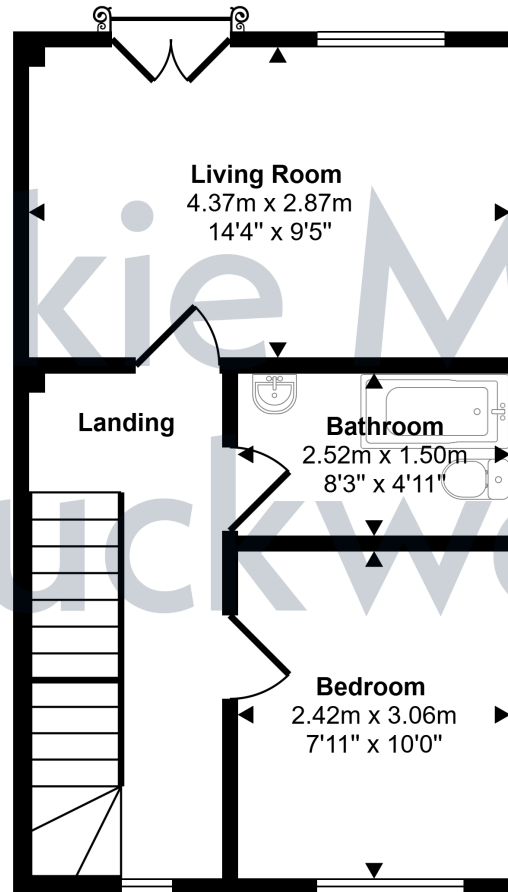
Wilkie May
& Tuckwood

Floor Plan

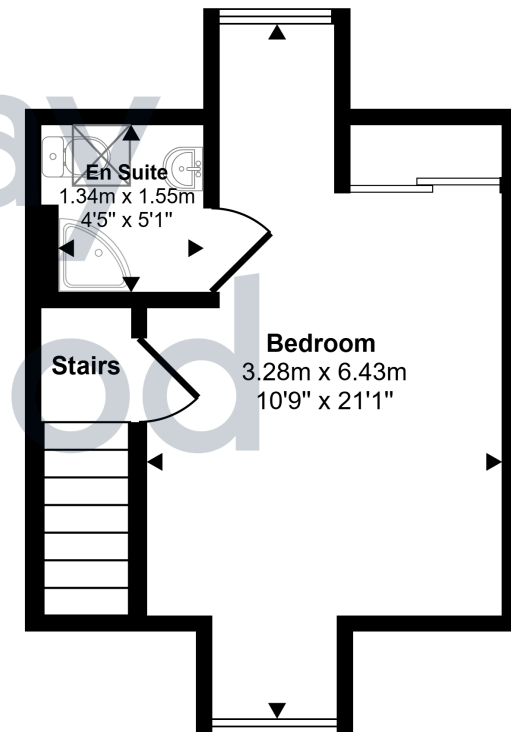
Approx Gross Internal Area
89 sq m / 956 sq ft



Ground Floor
Approx 34 sq m / 362 sq ft



First Floor
Approx 34 sq m / 362 sq ft



Second Floor
Approx 22 sq m / 232 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

Centrally situated in the heart of Watchet's Conservation Area is this modern three bedroom, three storey townhouse with off road parking and views to the Bristol Channel.

- Terraced
- 3 Bedrooms
- Close to Town Centre
- Off Road Parking
- Gas Fired Central Heating

The property comprises a modern terraced town house, built by Messrs Acorn Homes of traditional brick and block construction with K rendered elevations under a slate roof, with the benefit of timber framed double glazed windows, gas central heating and one allocated parking space. The house has flexible accommodation and is situated just a stones throw from the town centre, the Harbour and Marina, and would make a comfortable permanent home/second home or holiday let.

The accommodation in brief comprises; Wooden door with inset leaded light glazed panel into Entrance Hall; with wood effect Karndean flooring, door to understairs storage cupboard, door into Ground Floor Bedroom / Study; with aspect to front. Door into Downstairs WC; with pedestal wash basin, low level WC, and Karndean wood effect flooring. Kitchen / Dining Room; with aspect to rear and patio doors to the rear garden with Karndean wood effect flooring, modern fitted shaker style dove coloured kitchen cupboards and drawers under a quartz worktop with inset sink and mixer tap over. Space for a range oven with extractor hood over, space for an American fridge/freezer, space and plumbing for a dishwasher, space and plumbing for a washing machine, ample room for a dining table. Stairs to the first floor landing. Door into Living Room; aspect to rear, patio doors leading to the Juliette balcony. Door into the Family Bathroom; with white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail. Bedroom Two; with aspect to front. Stairs to the Second Floor. Door into En-suite Bedroom One;

double aspect with Dormer windows, hatch to roof space, built in wardrobe, far reaching sea view to the Bristol Channel and the Welsh coastline beyond. Door into En-suite Shower Room; with white suite comprising corner shower tray, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.



OUTSIDE: To the front there is a small lawned garden. To the rear is an enclosed garden laid to decking. A pedestrian gate leads to the parking area where there is one parking allocated space.

SERVICE CHARGE: This property is situated on a private development, and there is an annual service charge of £540.00 payable per annum.



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: C

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 October 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.