

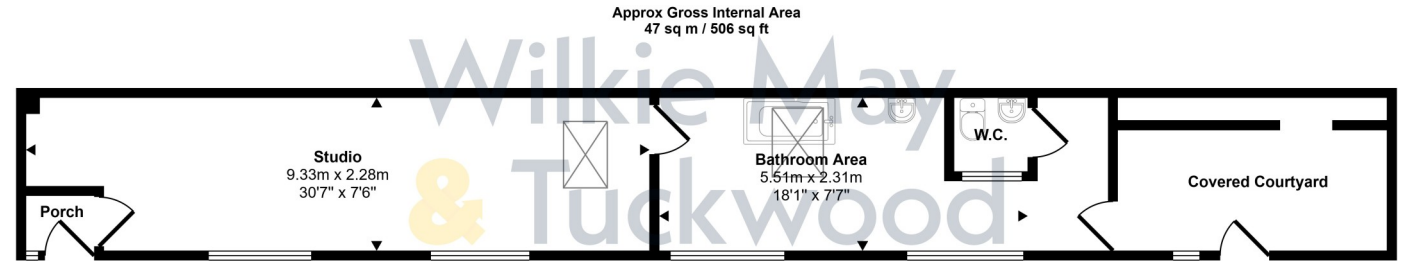
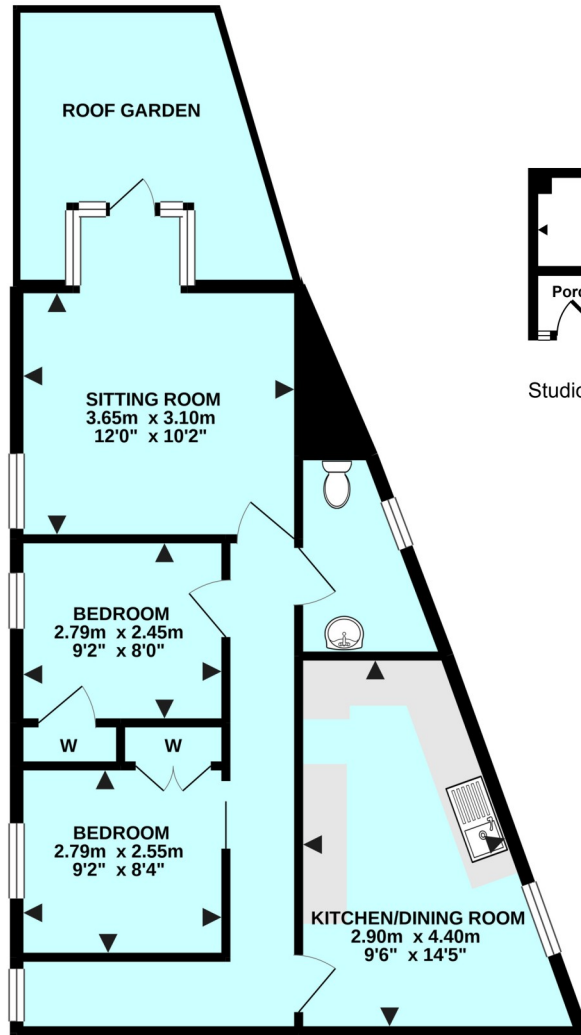


Market Street,
Watchet, TA23 0AW.
£200,000 Leasehold



**Wilkie May
& Tuckwood**

GROUND FLOOR
57.4 sq.m. (618 sq.ft.) approx.



Studio

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.

TOTAL FLOOR AREA : 57.4 sq.m. (618 sq.ft.) approx.
Made with Metropix ©2021

Description

To include the former skittle alley - A superbly positioned two bedroom penthouse apartment with uninterrupted views over the Bristol Channel in need of modernising with studio/commercial use on the ground floor.

- 2 Bedrooms
- Central Position
- Far Reaching Views
- No Onward Chain

The property comprises one of three converted apartments situated in a centrally located and striking former Station House which operated as part of the historic Mineral Line that ran into Watchet to unload Iron Ore to the Harbour. The apartment is now in need of general updating and cosmetic modernisation but would make a superb holiday home or investment opportunity to be run as a holiday let or similar.

The accommodation in brief comprises; uPVC glazed door into Entrance Porch; ceramic tiled floor. Lower Entrance Hall; stairs rising to first floor. Kitchen/Breakfast Room; with aspect to side overlooking the Washford River, range of modern cream fitted cupboards and drawers under a granite effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, space for electric oven, space and plumbing for a dishwasher, space for under counter fridge, Worcester combi for central heating and hot water. Living Room; with double aspect view, steps leading up to the Balcony with a commanding position overlooking the pretty Conservation Area of the town and the Bristol Channel towards the Welsh Coastline. Bedroom 1: aspect to side with sea views, double wardrobe. Bedroom 2: aspect to side with sea views, single wardrobe. Shower Room; shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin, light and shaver point, dimplex wall heater.

LEASE DETAILS: A 999 year lease was granted on 3rd November 1998 with an annual ground rent of £25.00 per annum with a one third liability for further building maintenance and insurance.

On the Ground Floor;

The former skittle alley was previously used as a studio and could be used for a variety of purposes to include further accommodation subject of course to planning permission.

In brief it comprises;

An open plan Studio with separate water, and electricity supply, tiled floor, WC, bath with electric shower over, utility space and covered courtyard.

Please note that this part of the property is held under a separate title but will be sold with the flat as a tied transaction.





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 parking available nearby in the council owned car parks. Permits can be purchased for approximately £200 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 November 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.