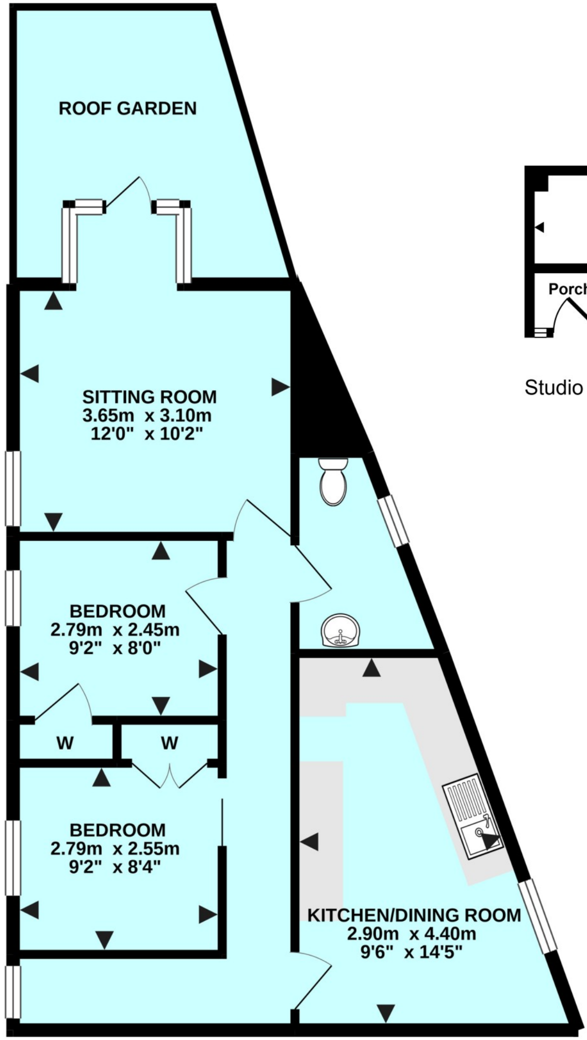
Market Street,
Watchet, TA23 0AW.
£200,000 Leasehold

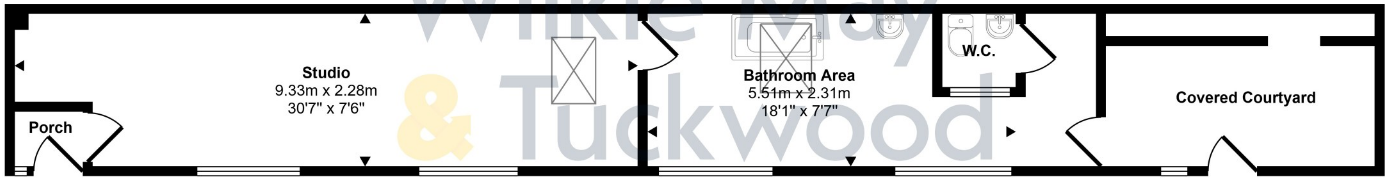
Bedrooms	Reception	Bathrooms	EPC
2	1	1	D

Wilkie May & Tuckwood

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



Approx Gross Internal Area
47 sq m / 506 sq ft



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.

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 carparks. 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

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