



## The Rope Walk

Watchet TA23 0ET

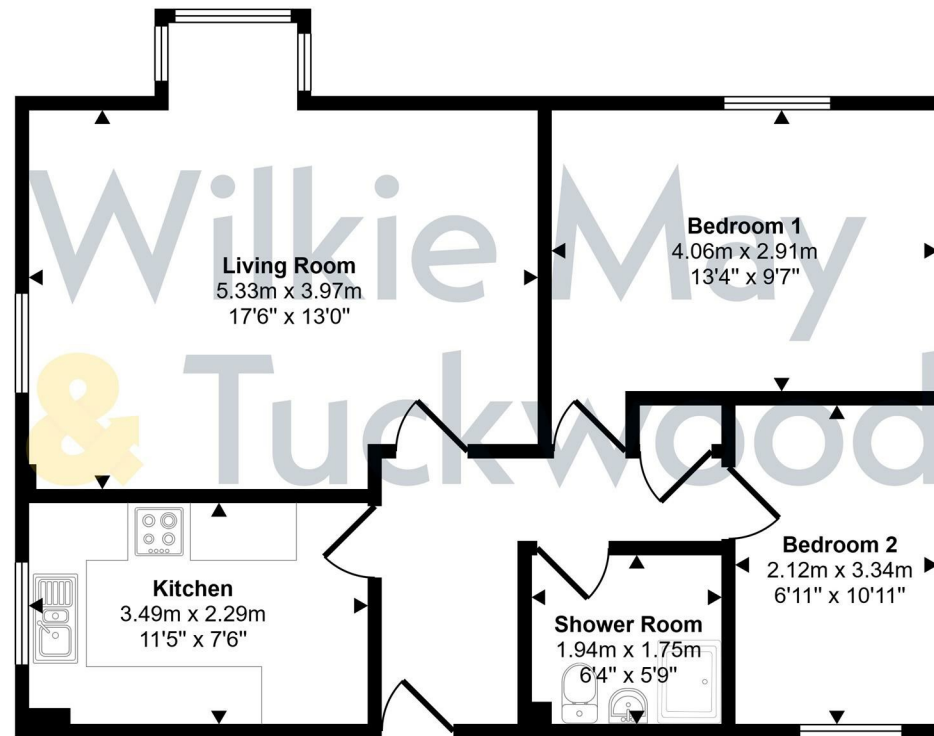
Price £139,950 Leasehold

			
2	1	1	EPC

**Wilkie May  
& Tuckwood**

# Floorplan

Approx Gross Internal Area  
62 sq m / 667 sq ft



Floorplan

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

**NO ONWARD CHAIN – A two bedroom purpose built first floor flat in need of cosmetic modernisation, available with No Onward Chain.**

- No Onward Chain
- Close to Town Centre & Local Amenities
- Off Road Parking
- In Need of Improvement



The property comprises a purpose-built two bedroom flat, situated in a convenient position, just a short walk from the town centre and its amenities. The flat is in need of cosmetic modernisation and benefits from full uPVC double glazing, gas central heating and off road parking.

The accommodation in brief comprises: door into Entrance Hall; hatch to roof space, boiler cupboard housing ideal Combi boiler for central heating and hot water.

Kitchen; with aspect to front, range of wood effect cupboards and drawers under a granite effect rolled edge worktop with inset sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven, four ring gas hob and extractor hood over, space and plumbing for washing machine, space for three quarter height fridge/freezer.

Living Room; with a double aspect, TV point.

Bedroom One; with aspect to side. Bedroom Two: with aspect to rear. Shower Room; with shower cubicle, electric shower over, low-level WC, pedestal wash basin.

OUTSIDE: There is off road parking for one vehicle.

MATERIAL INFORMATION:

Council Tax Band: A

Tenure: Leasehold – Management Charge: The block of flats is self-managed and the owner currently pays £75pcm to cover insurance and the sinking fund. We understand that the flat can be sublet and the original lease granted was for 999 years on the 1st January 1981.

Utilities: Mains water, electricity, sewage, gas

Parking: There is one off road parking space 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](https://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](https://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](https://flood-map-for-planning.service.gov.uk/location)



### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Leasehold

**Services:** Add text here

**Local Authority:**

**Property Location:** Add text here **Council Tax Band:** A

**Broadband and mobile coverage:** Add text here

**Flood Risk:** Add text here

**Planning:** Add text here

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 April 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.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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