



Cleeve Hill

Watchet TA24 6JW

Price £59,950 Leasehold



EPC

**Wilkie May
& Tuckwood**

Floorplan

Description

BEAUTIFULLY PRESENTED LODGE IN AN ENVIALE LOCATION - A beautifully presented two bedroom detached lodge, presented to the highest of standards situated in an enviable position on the West Somerset Coast with all year occupation, parking and on site amenities.

- Beautifully Presented
- On Site Facilities
- Double Glazing
- Parking Space & Decking
- Propane Gas Central Heating
- 12 Month Occupation



Maple Lodge comprises a 2 bedroom detached lodge, situated on the popular "Beeches" holiday park on the West Somerset Coastline. The lodge has all the usual modern facilities to include double glazing, (propane) gas central heating, a parking space and a decking area. The sale includes all the furniture, flooring (recently renewed) and the fitted blinds.

The lodge can be occupied for 12 months of the year as long as you have a primary residential address for your post, and the units can be used by family and friends, but cannot be sublet. Pets are welcome and on site facilities include; an outdoor heated swimming pool (May to September) and a laundry with ironing facilities.

The accommodation in brief comprises; Door into open plan Living Room/Kitchen with triple aspect view, range of Modern fitted kitchen cupboards and drawers with gas oven, extractor fan over, granite effect worktop with inset stainless steel sink and drainer, mixer tap over, integrated fridge/freezer, cupboard housing a Morco propane gas combi boiler for central heating and hot water.

Door into Rear Hallway.

Door into Shower Room; with shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin, Laura Ashley wallpaper.

Master Bedroom; with aspect to rear, a walk in wardrobe, en-suite WC and sink facilities again with Laura Ashley wallpaper.

Single Bedroom 2; with aspect to side, with fitted wardrobe.

SITE FEES: £4702.00 per annum. We understand that the lodge has a licence to occupy plot 149 until 2039. Site Fees include Water Rates, Gas Safety Certificate and VAT.

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Add text here

Local Authority:

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

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 particulars 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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