



Market Street

Watchet TA23 0AN

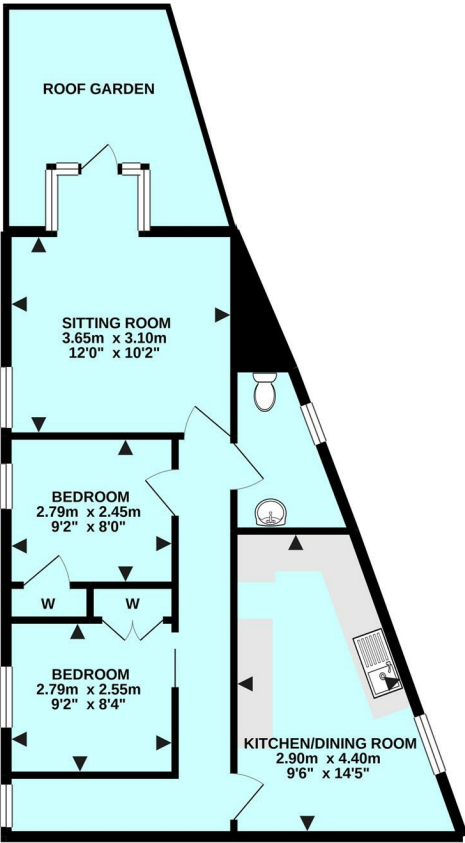
Price £200,000 Leasehold -

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Wilkie May
& Tuckwood

Floorplan

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



TOTAL FLOOR AREA : 57.4 sq.m. (618 sq.ft.) approx.
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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.

- Penthouse Flat & Ground Floor Studio Space
- Ground Floor Space Suitable For Conversion or Use For Hobbies
- Superb Central Position
- No Onward Chain



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.

ACCOMMODATION:

Entrance Porch

Entrance Hall

Kitchen/Breakfast Room

Living Room

Bedroom 1

Bedroom 2

Shower Room

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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold – Share of Freehold

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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