



## Swain Street

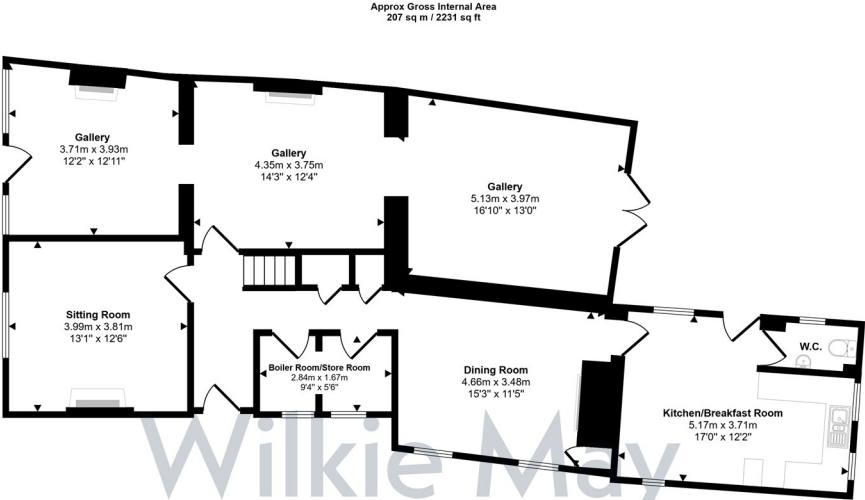
Watchet TA23 0AG

Price £395,000 Freehold

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Wilkie May  
& Tuckwood

# Floorplan



Ground Floor  
Approx 123 sq m / 1323 sq ft



First Floor  
Approx 84 sq m / 908 sq ft

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

**A RARE OPPORTUNITY – to purchase a Freehold former Gallery with large and well-presented living accommodation, situated in the heart of Watchet town centre with No Onward Chain.**

- No Onward Chain
- Rare Opportunity
- Work-Live Opportunity in Coastal Location
- Flexible & Generous Throughout
- Period Features
- Coming to The Market for The First Time in 45 Years
- Formally a Successful Gallery
- Wood Burner



The property comprises a semi-detached mixed commercial and residential property formerly and successfully run for over 40 years as the Lynda Cotton Gallery. The property is situated in the centre of Watchet, and has large and flexible commercial sales rooms on the ground floor together with further spacious and well-presented living accommodation set over both the ground and first floor. This property is bursting with original detail to include a number of Victorian fireplaces, stained glassed windows and ornate carved staircase. The property would ideally suit a buyer looking to combine their work and living costs under one roof. There is No Onward Chain, and unlike many of the commercial properties in Watchet, this one has a private walled garden with small outbuilding which could be utilised further for craft and design work.

The accommodation in brief comprises; glazed frontage with door into gallery comprising 3 interconnecting rooms with wood effect laminate flooring, and feature original fireplaces.

French doors to the garden, door into principal hallway with a Victorian tiled floor, telephone point, under stairs storage cupboard, door to side with attractive stained glass window over.

Door into Office/Further Sales Room with aspect to the front, solid oak flooring, attractive cast iron open fireplace. Inner Hall with boiler room housing the iDeal Logic combi boiler for central heating and hot water.

Door into Dining Room; with solid oak flooring, woodburner inset into the chimney breast, two arched high level windows with an aspect to the side.

Kitchen/Breakfast Room; double aspect, quarry tiled floor, solid fuel Rayburn for cooking only, range of fitted cupboards and drawers under a rolled edge wood effect worktop, inset sink and drainer, mixer tap over, tiled splashbacks, space for electric oven, space for an under counter fridge.

Door into Downstairs WC; quarry tiled floor, low level WC.

Stairs to the first floor; with large split landing. Bedroom to the rear with aspect to side. Family Bathroom; with white suite comprising panelled bath, tiled surround, separate shower cubicle with tiled surround and electric Triton shower over, WC with high level cistern. Bedroom; with aspect to front, and feature fireplace. Bedroom or Sitting Room; with aspect to front, feature fireplace and alcove storage. Bedroom; with aspect to rear, feature fireplace and built in wardrobe.

OUTSIDE: The property has the benefit of side gated access, and the rear gardens are private and fully enclosed by walled boundaries. In the garden there is small lawn with the remainder of the borders being planted. A small outbuilding offers further opportunity for



#### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Freehold

**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 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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