

35 Swain Street, Watchet, Somerset, TA23 0AE







Shop, Direct Access To The Coastline.

11 Month Occupation, Dogs Allowed, Swimming Pool,

Features: Gas Central Heating, Double Glazing, Mains water, mains electricity, mains drainage

The property is offered for sale leasehold, by private

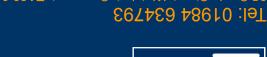
treaty with vacant possession on completion.

GENERAL REMARKS AND STIPULATION

Prices From: £100,000

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Warren Bay







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.

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.

MPORTAIT VOTICE WIRLE 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 purchasers and do not constitute part of an offer or contract. Prospecitive purchasers and escape their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other designs 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 are given in good faith, and are believed to be correct, but any intending purchasers of the major and the major and the major and the second fact and are should not rely on them as statements or representations of fact, but must satisfy themselves by wait and the second fact and are should not rely on the faith of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any wait and property on behalf of Wilkie May & Tuckwood has any suthonity to make or give any representations of the property on behalf of Wilkie May & Tuckwood has any suthonity to make or give any representations of the property on behalf of Wilkie May & Tuckwood has any suthonity to make or give any respecting properties which have been sold, let or withdrawn. Photographs taken and desialls prepared may a fact any fact and pass that the any fact and the second and are sufficient or the appearance of the Tenure of the Property are based on information supplied by the soller. The agent has no the foruments. A Buyer is advised to obtain venification for the eller. Such information and availability of the funds for buying the property and pass this information to the seller. Such must take the property of the funds of the unit of the funds for buying the property and are associated to any or any conditio

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**DESCRIPTION:** A choice of brand new luxury lodges, fully equipped with double glazing and gas central heating ready for occupation on this sought after and family run site situated on the edge of Watchet. The lodges which have starting prices of £100,000 will impress all those who view. Subject to the model and size of the individual lodges, most will offer more than the average starter home with the added benefit of being able to occupy them for 11 months of the year (closed season January). The site fees are currently set at £2,759.90 for the 11 month term which does not include the charge for water and sewage (currently £239.80 per 11 months) or electric (meters read in November and June annually) bottled gas is available on site and charged for as it is consumed.

Warren Bay is a small caravan site located on the edge of Watchet, and has been run by the Pring family for more than 25 years, and it sits in an elevated position allowing most plots to enjoy far reaching sea views. The site is very well maintained with a swimming pool and shop open throughout the season. There is direct access to the beach and dogs are welcome on site as long as they are kept on a lead and exercised away from the park.

**DIRECTIONS:** From our office in Swain Street proceed turn right into Market Street and proceed up West Street on the way to Blue Anchor. After approximately three quarters of a mile Warren Bay will be found on your right hand side.

Watchet, boasting a colourful maritime history dating back over two thousand years. Nestled between Exmoor National Park and the Quantock Hills it is hard to believe that the M5 is only half an hour away, with Bristol and its international airport easily commutable. 21st Century Watchet still holds all the charm from long ago while offering the amenities essential to modern living including; junior school, a post office, hairdressers, convenience stores and a host of antique, gift and art shops as well as pubs, hotels, a museum and a doctor's surgery, the town certainly has a great deal to offer anyone wishing to make their home here. The coastline and Marina which, opened in 2001, are notable attractions of the area. For steam enthusiasts, The West Somerset Railway runs regularly throughout the year connecting Bishops Lydeard and Minehead with Watchet and all local stations on route.







A choice of brand new luxury lodges available for 11 month occupation situated on a family run site on the edge of Watchet and within a stones throw of the West Somerset Coastline.

**Luxury Holiday homes - Prices from £100,000**