South Road

Watchet, Somerset. TA23 0DA.

WILKIE MAY & TUCKWOOD

A large first floor 2 bedroom apartment with allocated parking, gas central heating and No Onward Chain.

DESCRIPTION: The property comprises one of two converted apartments situated in a prominent Victorian building just a short walking distance from the Schools and Amenities including the West Somerset Steam Railway Line and Marina. The apartment would make an excellent first time purchase or equally has a good history of being rented by investors. The property has modern uPVC double glazing, gas central heating and allocated parking.

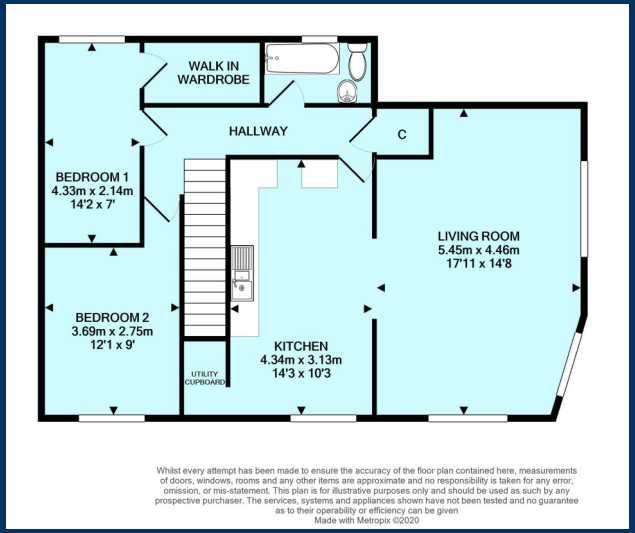
The accommodation in brief comprises; uPVC door into Entrance Hall; stairs rising to first floor landing. Large walk in storage cupboard. Door into open plan large Living Room/Kitchen; with a modern light maple coloured fitted kitchen comprising an excellent range of cupboards and drawers under a granite effect rolled edge worktop with inset 1 ½ bowl stainless steel sink and drainer, tiled splashbacks, space for electric cooker with extractor fan over, hatch to roof space, double aspect view, telephone point, TV point. Utility cupboard with space and plumbing for a washing machine, wall mounted Baxi combi boiler for central heating and hot water (Installed 2019. Bedroom 1; aspect to front. Bedroom 2; aspect to rear with large walk in wardrobe. Family Bathroom; with modern white suite comprising panelled bath with thermostatic mixer shower over, tiled walls, low level WC, pedestal wash basin, heated towel rail, light and shaver point.

OUTSIDE: The property benefits from shared off road parking facilities with 1 allocated parking space accessed via Doniford Road.

TENURE: The apartment is held on a long lease, granted for 999 years in 1989 with a 50% share of the freehold. No ground rents or service charges are payable.

DIRECTIONS: From our office in Swain Street proceed up to the Railway Bridge and turn left onto Brendon Road, which becomes South Road. Continue along South Road where the property will be found approximately 100 metres along on your left hand side identified by our "For Sale" sign.

LOCATION: Situated in the ancient harbour town of 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; a post office, opticians, hairdressers, convenience stores and a host of quirky antique, gift and art shops as well as a popular deli, three cafes, a number of pubs, bed and breakfasts, two museums, butchers, junior school, and a doctor's surgery, the town certainly has a great deal to offer anyone wishing to make their home here. The coastline and Watchet Harbour Marina, 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



12a South Road
Watchet | Somerset | TA23 0DA

£132,000

GENERAL REMARKS AND STIPULATION

Tenure: Leasehold
Council Tax Banding: A
Energy Rating: C

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.
THE PROPERTY MISDESCRIPTIONS ACT 1991 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.
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.
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.

WILKIE MAY & TUCKWOOD

We Value West Somerset

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