



Brendon Road

Watchet TA23 0AX

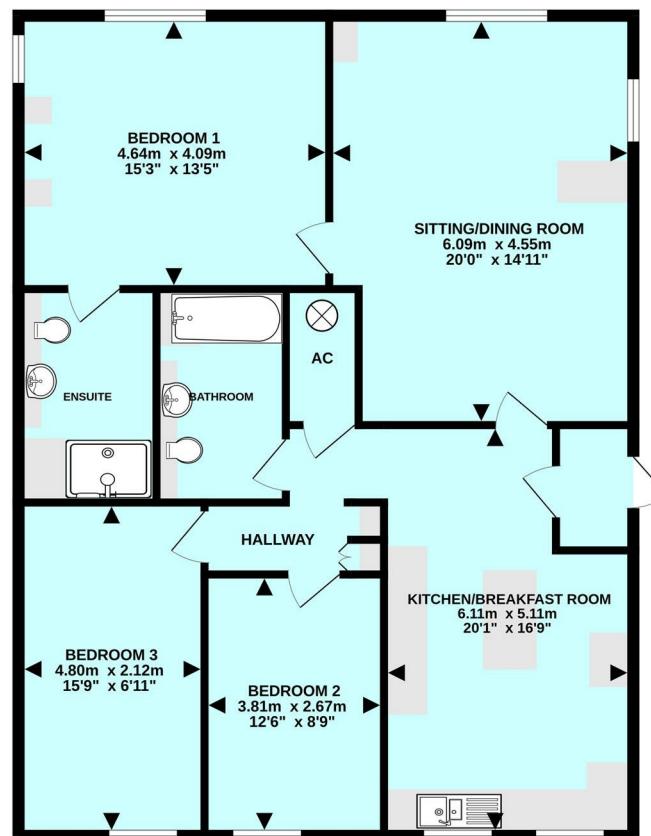
Price £299,950 Leasehold



**Wilkie May
& Tuckwood**

Floorplan

GROUND FLOOR



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WM&T

Description

An individual ground floor apartment with private gardens, ample parking and over 1300sq ft well-presented accommodation.

- Investment Opportunity
- Three Bedrooms – One En-Suite
- Private Gardens & Parking
- Distant Sea View
- No Onward Chain



The accommodation in brief comprises; uPVC stable door into Entrance Porch; Ideal logic boiler for central heating and hot water, part glazed door into Kitchen/Breakfast Room; aspect to side, hand made remodelled kitchen comprising an excellent range of shaker style cupboards and drawers under a wood effect worktop, matching upstands, with inset one and half bowl ceramic sink and drainer, mixer tap over, space and plumbing for a washing machine, Belling dual fuel range cooker, with extractor fan over, integrated AEG dishwasher, space for American style fridge/freezer, integrated recycling unit, pantry cupboard, central island with storage under and granite style worktop, matching glazed fitted full height display cabinets. Sitting Room/Dining Room; double aspect, with French doors to gardens, Tv point, telephone point. En-Suite Master Bedroom; double aspect, chimney aspect with attractive brick arch, inset light, door into En-Suite Shower Room; with large low level shower tray, thermostatic mixer shower over, low level WC, wash basin inset into double cupboard, light and shaver point, heated towel rail. Rear Hall; from Kitchen; walk in airing cupboard, modern hot water cylinder with immersion switch. Bedroom 2; aspect to side, (partition wall dividing Bedrooms 2 & 3 which could be removed to create one larger bedroom). Bedroom 3; aspect to side. Family Bathroom; with white suite comprising panelled bath, mixer shower over, low level WC, wash basin, and heated towel rail.

OUTSIDE: The property has the benefit of a pea gavelled driveway immediately adjacent to the property providing off road parking for 2/3 vehicles. The gardens wrap around the apartment and are fully enclosed by walls and picket fencing and are attractively planted. There are two timber sheds both with power and an outside power point and tap.

EXISTING TENANCY – The property is currently let with the tenant paying £1,000pcm. The owners are offering the property as an investment opportunity in the first instance.



MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Leasehold with a one third share of the Freehold. (No service or management charge)

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

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.

8. Financials: Each offer must include a detailed financial statement for the seller. This statement should include a balance sheet, income statement, and cash flow statement. It should also include a detailed explanation of the seller's financial history and any significant financial events that have occurred in the last 12 months.

9. Legal: Each offer must include a detailed legal opinion from a qualified attorney. This opinion should cover all aspects of the transaction, including the title, zoning, and any other legal issues that may affect the property.

10. Environmental: Each offer must include a detailed environmental report from a qualified environmental consultant. This report should cover all aspects of the property's environmental history, including any potential environmental hazards or liabilities.

11. Survey: Each offer must include a detailed survey of the property. This survey should be conducted by a qualified surveyor and should include a detailed description of the property's boundaries, dimensions, and any other relevant information.

12. Title: Each offer must include a detailed title opinion from a qualified title company. This opinion should cover all aspects of the property's title, including any potential title defects or liens.

13. Contingencies: Each offer must include a detailed list of contingencies. These contingencies should be clearly defined and should include a timeline for their resolution.

14. Closing: Each offer must include a detailed closing statement. This statement should cover all aspects of the closing, including the date, time, and location of the closing, as well as the names of the parties involved.

15. Other: Each offer must include a detailed list of any other documents or information that the seller deems necessary or appropriate.

Flood Risk Surface Water: xxx Rivers and the Sea: xxx Risk Reservoirs: xxx xxx Groundwater: xxx. We recommend you check the risks on

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

broadband and mobile coverage: We understand that there is xxxx mobile coverage. The maximum available speeds are xxx mbps download and xxxx mbps upload.

Property Location: Council Tax Band: B

Local Authority:

Services:

Terure: Leasehold

GENERAL REMARKS AND STIPULATIONS:

