





Swain Street

Watchet TA23 0AG

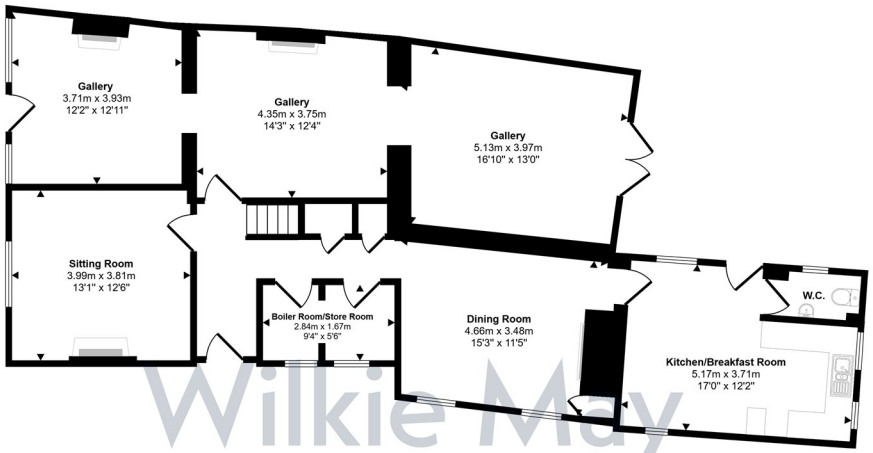
Price £325,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
207 sq m / 2231 sq ft



Ground Floor
Approx 123 sq m / 1323 sq ft



First Floor
Approx 84 sq m / 908 sq ft

Wilkie May & Tuckwood

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.

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Description

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 storage or craft and design with a pleasant seating terraced area off of the Kitchen.

MATERIAL INFORMATION:

Council Tax Band: Not Applicable. Business Rates - £4800.00 per annum

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is no parking at this property but there is a public car park nearby where an annual permit can be purchased.

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.











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'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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