



South Road, Watchet TA23 0DA

welcome to

South Road, Watchet

Situated within the historic harbour town of Watchet a short distance from the West Somerset Steam Railway & local amenities is this well presented two bedroom maisonette. The property offers unique spacious accommodation benefitting from double glazing & gas central heating - Cash Buyers Only



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Double Glazed Front Door

Leading to

Entrance Lobby

With inner glazed door leading to

Lounge/ Dining Room

26' 9" max x 12' 10" max (8.15m max x 3.91m max)

Double glazed sash window to front, fitted carpet, TV and broadband points, two radiators, built in cupboard, staircase leading to lower ground floor bedrooms, doors to

Shower Room

A modern fitted suite comprising shower cubicle, heated towel rail, low level WC, vanity wash hand basin with cupboard under, shaver point, extractor unit, tiled flooring, part tiled surrounds.

Kitchen

17' 1" max x 8' max (5.21m max x 2.44m max)

Double glazed window and double glazed door to the rear, double glazed Velux window, a range of modern fitted base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit, integrated oven, inset gas hob with cooker hood over, tiled splashbacks, tiled flooring, space and plumbing for washing machine, space for under counter fridge, staircase leading to lower ground floor bedrooms.

Lower Ground Floor Lobby Area

With door to bedroom two.

Bedroom Two

10' 6" x 10' 5" (3.20m x 3.17m)

Double glazed window to rear, radiator, fitted carpet, concealed lighting, connecting door to bedroom one.

Bedroom One

15' 3" x 10' 5" (4.65m x 3.17m)

With fitted carpet, radiator, built in understairs cupboard, concealed lighting, connecting door to bedroom two.

Location

Watchet is an historic harbour town with a modern marina, a good selection of shops and amenities, a surgery, nursery facilities and a primary school. The town is ideally placed between The Quantock Hills, Exmoor and The Bristol Channel, with easy access to the A39, Bridgwater and the M5 (North) and to the A358, Taunton, the A303 and the M5 (South). The near-by village of Williton has further good facilities, including the middle school. Minehead has a wider range of amenities, including a hospital and West Somerset College.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

4 South Road, Watchet

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Historic Harbour Town of Watchet
- Unique Spacious Accommodation - Two Bedroom Maisonette

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107476 - 0005

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