





Market Street

Watchet TA23 0AW

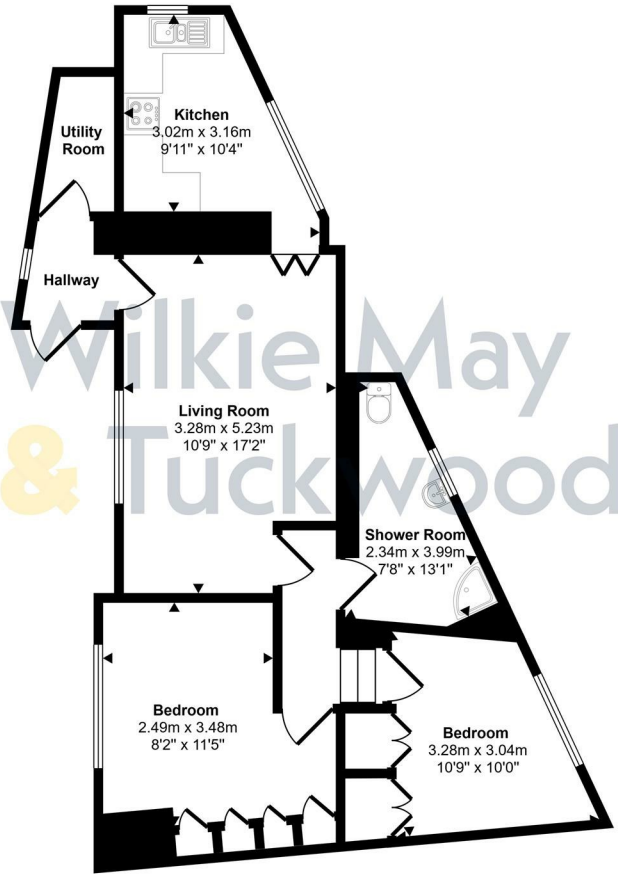
Price £165,000 Leasehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
64 sq m / 692 sq ft



Wilkie May & Tuckwood

Floorplan

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 ground floor two bedroom flat, situated in a central position within the town with a courtyard garden and No Onward Chain.

- No Onward Chain
- Close to Town Centre and Amenities
- Well Presented Throughout
- Gas Fired Central Heating
- Courtyard Garden

The property ground floor flat (one of three), with the benefit of full uPVC double glazing and gas central heating. The flat will be found in good order throughout and is just a stones throw from the Beach, Marina, and the towns comprehensive amenities. The flat benefits from a small courtyard garden and No Onward Chain.

The accommodation in brief comprises; uPVC stable door into the Entrance Porch, tiled floor, door into the Utility Room; tiled floor, wall mounted Baxi combi boiler for central heating and hot water, space and plumbing for a washing machine. Living Room; with aspect to side, door into the Kitchen; double aspect, tiled floor, views over the River Washford, range of cream fitted shaker style cupboards and drawers under a laminate wood effect rolled edge worktop with inset sink and drainer, mixer tap over, tiled splashbacks, integrated slimline dishwasher, space for electric cooker with extractor hood over, hatch to roof space, space for tall fridge/freezer, door into the Rear Hall; door into the Shower Room; corner shower cubicle, tiled surround, thermostatic mixer shower over, pedestal wash basin, low level WC. Bedroom 1; aspect to side, range of fitted full height wardrobes. Bedroom 2; aspect to side, range of fitted full height wardrobes.

OUTSIDE: The property benefits from a small courtyard garden. A parking permit can be obtained for the car park opposite with an annual pass costing approximately £220.00 per annum per vehicle.

LEASEHOLD INFORMATION: We understand the flat has a one third liability share of any maintenance of the building including the annual insurance premium. The lease is a 999 year lease dated 1st July 1992 with a £25.00 a year ground rent.

MATERIAL INFORMATION:

Council Tax Band: A

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is no allocated 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.

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 the 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.











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. Photographs taken and details prepared 28th October 2026. 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.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:
'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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The Property Ombudsman

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