





Lorna Doone

Watchet TA23 0FD

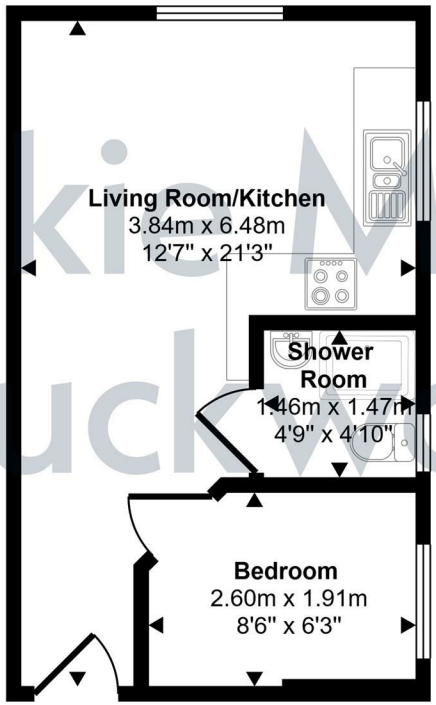
Price £99,500 Leasehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
25 sq m / 269 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 light and recently redecorated first floor one bedroom studio apartment with allocated parking and No Onward Chain.

- No Onward Chain
- Close to Town Centre and Amenities
- Allocated Parking
- Electric Heating
- Timber Framed Windows

A purpose built first floor one bedroom studio apartment constructed by Messrs Regal Heritage Ltd and with the benefit of timber double glazed windows, electric heating, and allocated parking.

The accommodation in brief comprises; Door into; Open Plan Kitchen/Living Room; double aspect, Kitchen Area; with a range of wood effect cupboards and drawers under a granite effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splash backs, space and plumbing for a washing machine, space for an under counter fridge, built in electric oven, with four ring electric hob and extractor over, electric wall mounted water tank. Living Room Area; television and satellite point, telephone point, door into the Bedroom; aspect to side. Shower Room; with a new suite comprising; shower cubicle, multi panel surrounds, mixer thermostatic shower over, low level WC, pedestal wash basin, heated towel rail.

The property has the benefit of one allocated parking space and there are visitor parking spaces on site. There is a communal recycling store and the children's play area. The annual service charge for the property is approximately £360.00.

MATERIAL INFORMATION:

Council Tax Band: A

Tenure: Freehold

Utilities: Mains water, electricity, sewage.

Parking: There is one allocated space with 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.











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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.

Tel: 01984 634793

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The Property Ombudsman

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