



West Street

Watchet TA23 0FD

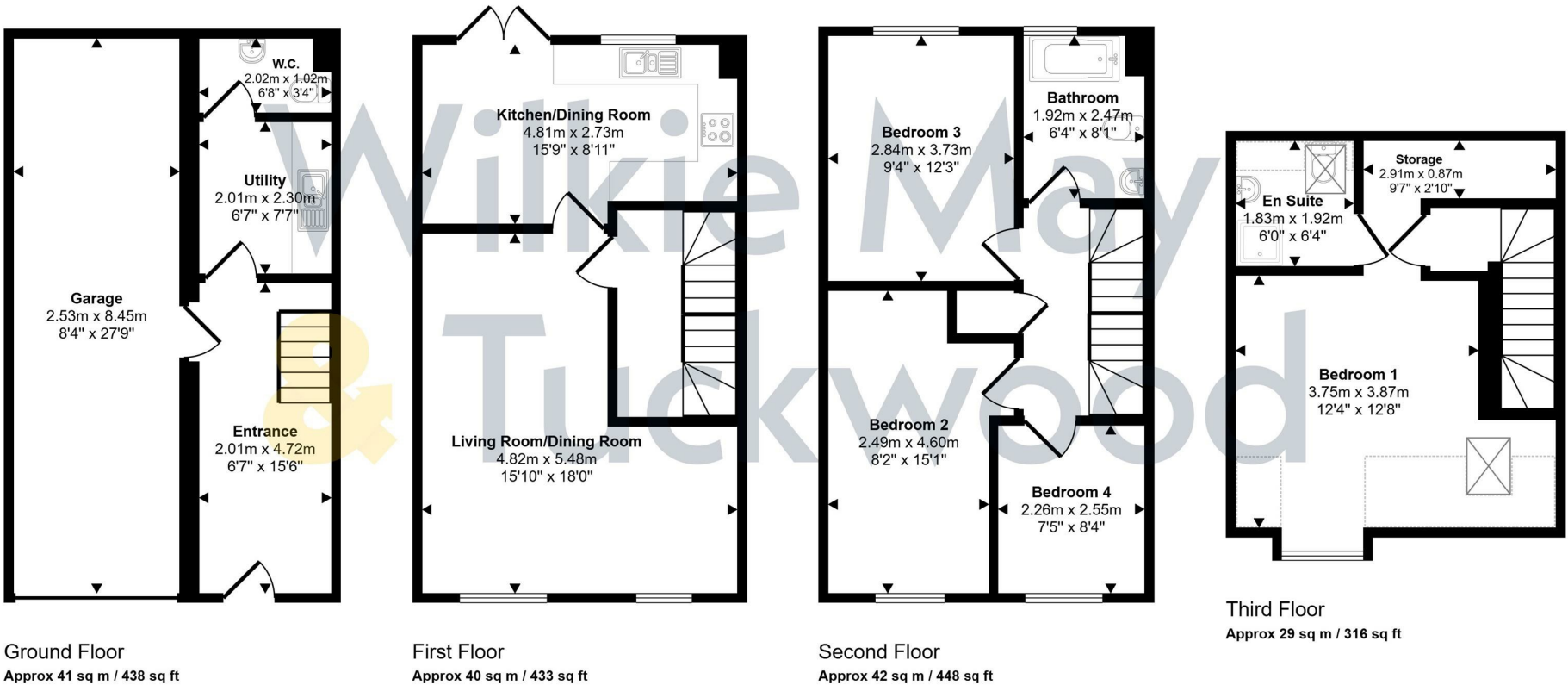
Price £345,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
152 sq m / 1635 sq ft



Ground Floor
Approx 41 sq m / 438 sq ft

First Floor
Approx 40 sq m / 433 sq ft

Second Floor
Approx 42 sq m / 448 sq ft

Third Floor
Approx 29 sq m / 316 sq ft

Denotes head height below 1.5m

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.

Description

SEA VIEWS – A substantial four bedroom end of terrace town house with spacious accommodation set over three floors enjoying far reaching sea views.

- Far Reaching Sea Views
- Close to Town Centre & Local Amenities
- Gas Fired Central Heating
- Double Glazing
- Garage & Off Road Parking



The property forms part of a small coastal development on the edge of Watchet constructed by Messrs Regal Heritage Ltd who in 2008 won the Excellence Award for this particular development. The property offers spacious four bedroomed, two bathroom accommodation over three floors, together with double glazing, gas central heating, a garage and off road parking.

The accommodation in brief comprises; Entrance Hall: fitted carpet, telephone point, under stairs storage

Utility Room: fitted cupboards with space and plumbing for a washing machine, space for tumble dryer, rolled edge worktop with tiled splashback, inset stainless steel sink and drainer with mixer tap over.

Door into Downstairs WC: pedestal wash basin with tiled splashback, low level WC.

Stairs To First Floor: fitted carpet, radiator. L Shaped Living Room/Dining Room: double doors opening out to Juliet Balcony, Tv aerial point.

Kitchen/Breakfast Room; Patio doors to the rear garden, fitted high gloss cream coloured kitchen cupboards and drawers under a rolled edge worktop with tiled splashback, inset stainless steel sink and drainer with mixer tap over, fitted electric oven, with 4 ring gas hob and extractor fan over, wall mounted gas fired boiler.

Stairs To Second Floor: landing with airing cupboard with modern cylinder and immersion switch.

Bedroom 2: aspect to rear. Bedroom 3: aspect to front. Bedroom 4: aspect to front.

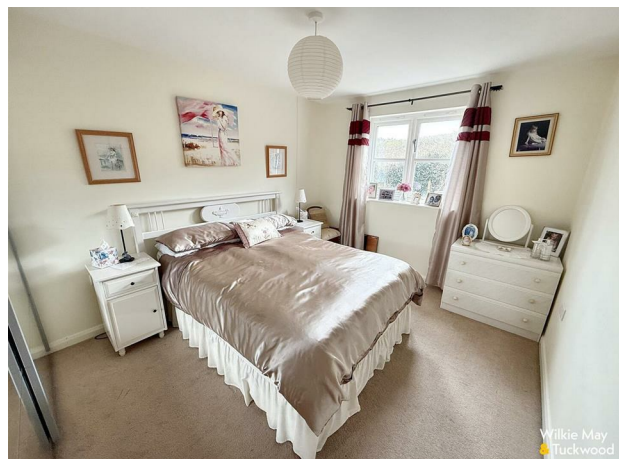
Family Bathroom: with a white suite comprising a panelled bath with tiled surround and shower attachment over, pedestal wash basin, low level WC, heated towel rail.

Stairs To 3rd Floor: En-Suite Master Bedroom Velux window, Dormer window, recess behind door, superb sea views over the Bristol Channel and towards the picturesque Watchet Harbour and Welsh Coastline in the distance.

Door into En-Suite Shower Room: with fitted carpet, glazed shower cubicle and Mira power shower, pedestal wash basin with tiled splashback, low level WC, heated towel rail.

OUTSIDE: The property enjoys the benefit of a landscaped level garden to the rear laid to astroturf and paving for ease of maintenance. The garden enjoys a sunny aspect and has a very useful side gated access. The Garage has a roller door and is fitted with power and lighting. There is also off road parking for one vehicle.

SERVICE CHARGE: Approximately £71.41 per annum.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority:

Property Location: Add text here **Council Tax Band:** D

Broadband and mobile coverage: Add text here

Flood Risk: Add text here

Planning: Add text here

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 April 2024.

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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