





South Road

Watchet TA23 0BU

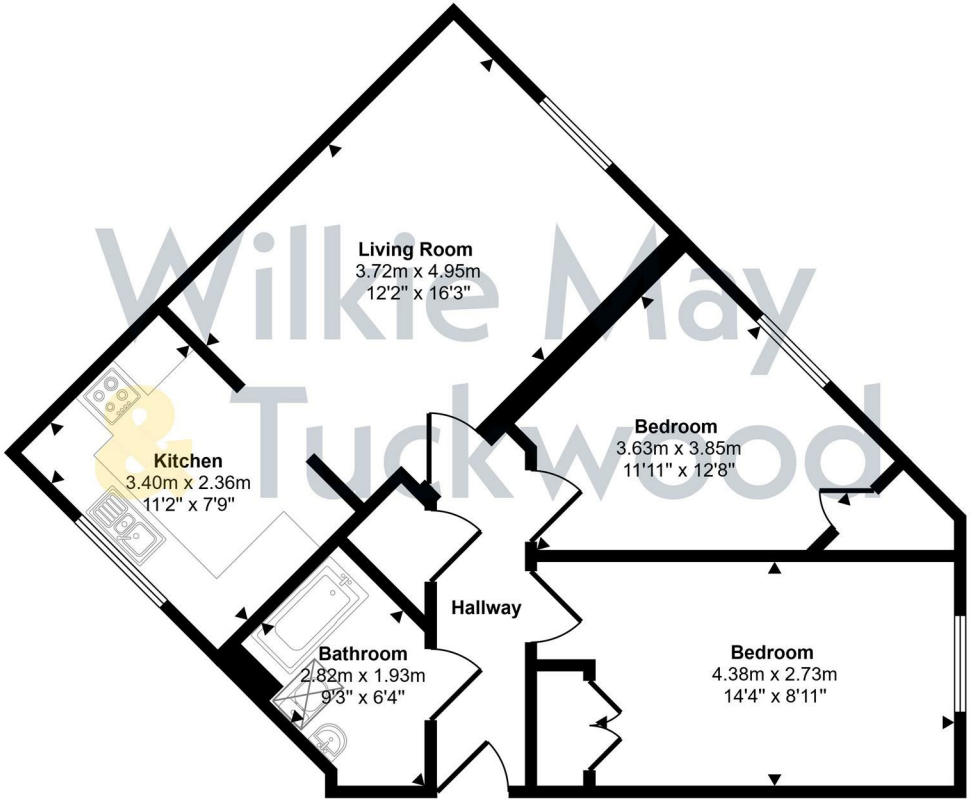
Price £165,000 Leasehold

2 | 1 | 1 | C EPC

Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
66 sq m / 707 sq ft



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.

WM&T

Description

A spacious and purpose built two bedroom 2nd floor flat, with allocated parking and No Onward Chain.

- No Onward Chain
- Well Presented Accommodation
- Close to Town Centre
- Allocated Parking Space
- Gas Fired Central Heating

The property comprises a purpose built second floor apartment, of traditional stone and block construction under a slate roof. The property benefits from a communal garden, allocated off road parking, gas fired central, uPVC double glazing and is offered for sale with No Onward Chain.

The accommodation in brief comprises; Communal entrance with stairs rising to the first and second floors, Front door into; Entrance Hall with doors to all rooms and an airing cupboard with slatted shelving and radiator, door into; Living Area with an aspect to the front, TV point, telephone point and an archway into the; Kitchen, with range of wall and base units under a rolled edge granite effect worktop, stainless steel sink and drainer incorporated into worksurface with hot and cold taps over, tiled splashback, and views towards the Bristol Channel, space and plumbing for washing machine, space for oven, space for tall fridge/freezer. Baxi combi boiler for central heating and hot water. Bedroom 1 with an aspect to the front and views towards the Quantock Hills, integrated wardrobe with hanging rail and shelf over, telephone point. Bedroom 2 with an aspect to the front and views towards the Quantock Hills, integrated wardrobe with hanging rail and shelf over. Bathroom with a white suite comprising panelled bath with main shower over and tiled surround, low-level WC, pedestal wash basin with tiled splashback and hot and cold taps over, extractor fan and shaver point.

TENURE: It is our understanding that the management charge is £135.29 per month, which includes communal area cleaning once a week and buildings insurance. A 125 year lease was granted on 2nd February 2007.

OUTSIDE: The property benefits from the use of a communal garden and has allocated parking.

MATERIAL INFORMATION:

Council Tax Band: A

Tenure: Leasehold

Utilities: Mains water, electricity, drainage and gas

Parking: There is one allocated parking space

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 17th November 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.

Tel: 01984 634793

Wilke May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23 0AE

The Property Ombudsman

rightmove

WM&T