



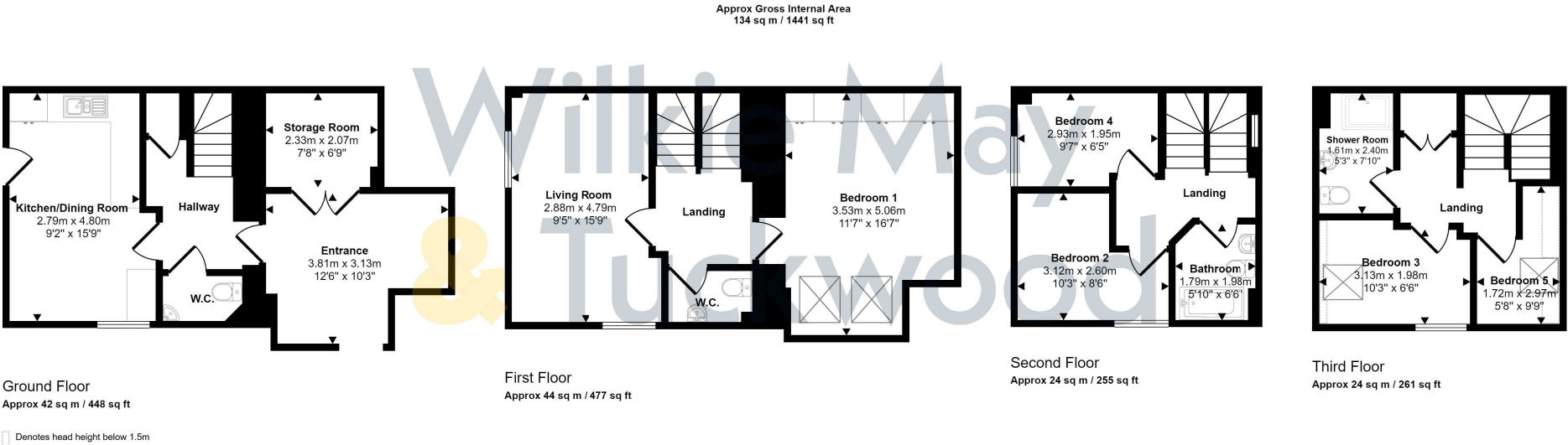
Watchet TA23 0FG

Price £350,000 Freehold



**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.

Description

NO ONWARD CHAIN – A spacious and well presented modern 5 bedroom barn conversion situated in a quiet tucked away position in the conservation area of Watchets town centre.

- No Onward Chain
- Close to Town Centre & Local Amenities
- Well Presented Accommodation
- Allocated Parking Space
- Gas Fired Central Heating
- Timber Framed Double Glazing



The property comprises a sympathetically converted modern barn conversion, built of local lias stone under a slate roof with a number of original features retained and the benefit of timber framed double glazed windows and gas central heating. The well presented and flexible accommodation is arranged over 4 floors, together with the benefit of allocated parking, the remainder of the original builders warranty and No Onward Chain.

The accommodation in brief comprises; Front entrance store, door into Hallway ; with Porcelanosa tiled floor, understairs storage cupboard.

Door into Downstairs WC; low level WC, wash basin.

Door into Kitchen/Dining Room; with Porcelanosa tiled floor, stable door to rear garden, fitted kitchen comprising a range of grey fitted cupboards and drawers under a solid oak worktop with inset sink and drainer, mixer tap over, fitted electric oven, fitted hob and extractor fan over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, ample room for Dining table.

Stairs to first floor; Living Room; with double aspect. WC; with low level Wc, wash basin, iDeal logic combi boiler for central heating and hot water.

Bedroom 1; 2 x Velux windows, excellent range of bespoke fitted wardrobes.

Stairs to second floor.

Family Bathroom; with white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

Bedroom; aspect to side. Bedroom; aspect to rear.

Stairs to third floor; landing with storage cupboard.

Bedroom; L shaped with a Velux window. Bedroom; with aspect to side, hatch to roof space with pine ladder.



Shower Room; with white suite comprising shower cubicle with low level tray, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: The property benefits from 1 allocated parking space. To the rear of the property there is a paved garden with South-West facing aspect, outside power point, outside tap and views of the river, with gated side access, electric awning and all weather space heater.

AGENTS NOTE: As the development is unadopted the estate is managed by a management company and the owners pay an annual service charge of approximately £300 per annum.

CONTENTS: The contents are surplus to the owners needs, and as such can be included in the sale subject to negotiation and minus personal effects.

ACCOMMODATION:

Hallway

Downstairs WC

Kitchen/Dining Room

Stairs to First Floor

Living Room

Bedroom 1

WC



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: D

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

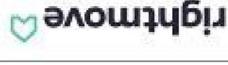
Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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 warranties 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 16th September 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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