





Brendon Road

Watchet TA23 0AX

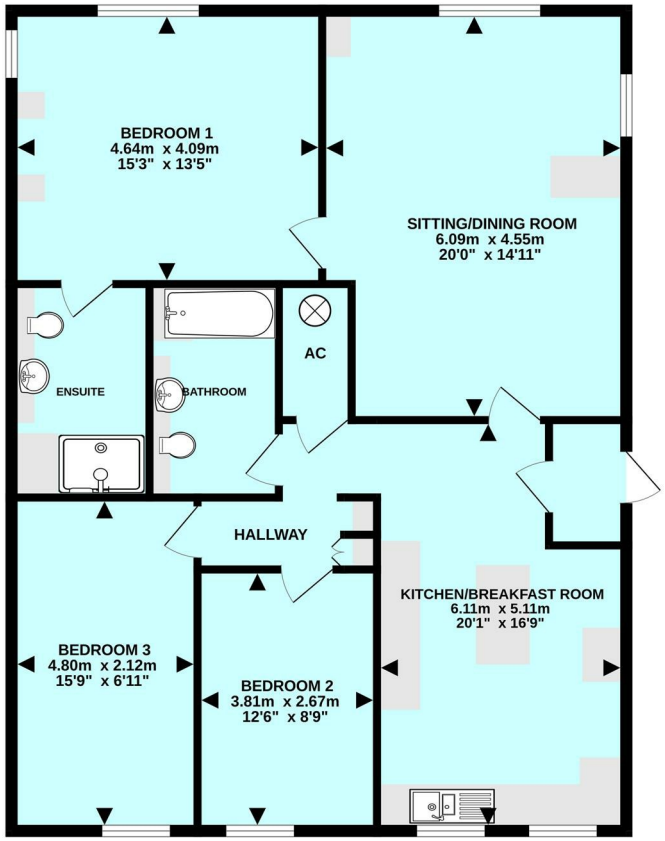
Price £299,950 Leasehold

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Wilkie May & Tuckwood

Floorplan

GROUND FLOOR



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Description

An individual ground floor apartment with private gardens, ample parking and over 1300sq ft well-presented accommodation.

- Investment Opportunity
- Three Bedrooms - One En-Suite
- Private Gardens & Parking
- Distant Sea View
- No Onward Chain

The property comprises one of three converted apartments located in an attractive historic building, formally associated with Watchet Paper Mill and believed to be the Paper Mill master's home and now comprising a comprehensively renovated ground floor apartment with full double uPVC windows, spacious wrap around level gardens, gas central heating and modern fittings throughout. The property was rewired, replumbed and renovated in the last 10 years, and viewings are highly recommended to appreciate.

The accommodation in brief comprises; uPVC stable door into Entrance Porch; Ideal logic boiler for central heating and hot water, part glazed door into Kitchen/Breakfast Room; aspect to side, hand made remodelled kitchen comprising an excellent range of shaker style cupboards and drawers under a wood affect worktop, matching upstands, with inset one and half bowl ceramic sink and drainer, mixer tap over, space and plumbing for a washing machine, Belling dual fuel range cooker, with extractor fan over, integrated AEG dishwasher, space for American style fridge/freezer, integrated recycling unit, pantry cupboard, central island with storage under and granite style worktop, matching glazed fitted full height display cabinets. Sitting Room/Dining Room; double aspect, with French doors to gardens, Tv point, telephone point. En-Suite Master Bedroom; double aspect, chimney aspect with attractive brick arch, inset light, door into En-Suite Shower Room; with large low level shower tray, thermostatic mixer shower over, low level WC, wash basin inset into double cupboard, light and shaver point, heated towel rail. Rear Hall; from Kitchen; walk in airing cupboard, modern hot water cylinder with immersion switch. Bedroom 2; aspect to side, (partition wall dividing Bedrooms 2 & 3 which could be removed to create one larger bedroom). Bedroom 3; aspect to side. Family Bathroom; with white suite comprising panelled bath, mixer shower over, low level WC, wash basin, and heated towel rail.

OUTSIDE: The property has the benefit of a pea gavelled driveway immediately adjacent to the property providing off road parking for 2/3 vehicles. The gardens wrap around the apartment and are fully enclosed by walls and picket fencing and are attractively planted. There are two timber sheds both with power and an outside power point and tap.

EXISTING TENANCY – The property is currently let with the tenant paying £1,000pcm. The owners are offering the property as in investment opportunity in the first instance.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Leasehold with a one third share of the Freehold. (No service or management charge)

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road 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.











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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.

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The Property Ombudsman

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