





Stoates Mill

Watchet TA23 0FG

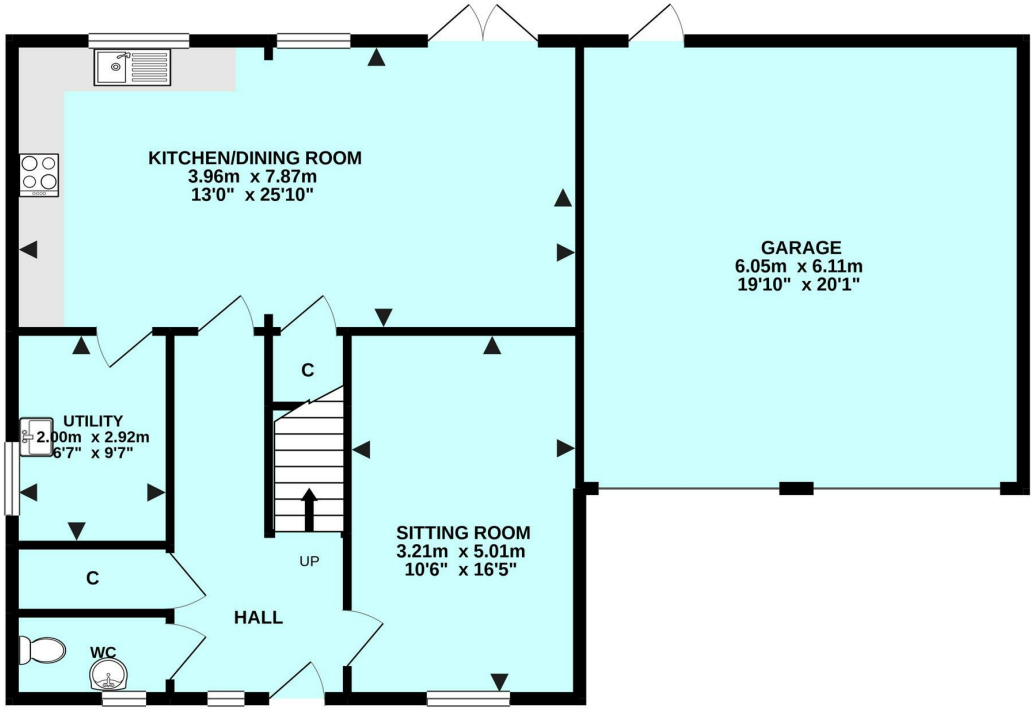
Price £540,000 Freehold

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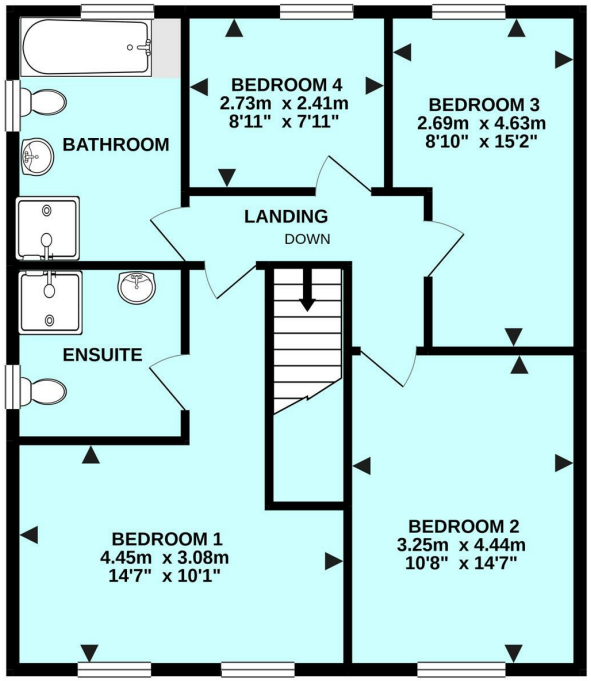
Wilkie May & Tuckwood

Floorplan

GROUND FLOOR
106.5 sq.m. (1146 sq.ft.) approx.



1ST FLOOR
69.5 sq.m. (748 sq.ft.) approx.



TOTAL FLOOR AREA : 176.0 sq.m. (1894 sq.ft.) approx.

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Description

Situated in one of Watchet's most sought-after locations, is this modern detached four bedroom executive style home, with double Garage, and private gardens.

- Executive Style Family Home
- Garage & Off Road Parking
- En-Suite Master Bedroom
- uPVC Timber Framed Double Glazing
- Private Gardens
- Gas Fired Central Heating
- Well Presented Throughout

Situated in the heart of Watchet's Conservation Area, this property comprises a detached family home of traditional brick construction under a slate roof with the benefit of full uPVC timber double glazing, gas central heating and a double Garage. The property was built in 2021 and has the benefit of the remainder of the original 10 year building warranty, an En-Suite principal bedroom, and private enclosed rear garden within just 50 metres of the heritage steam railway line.

The accommodation in brief comprises; door into Entrance Hall; telephone point, large storage cupboard.

Downstairs WC; with low level WC, wash basin, tiled splashback. Living Room; with aspect to front.

Kitchen/Dining Room; with a tiled floor, further under stairs storage cupboard, kitchen comprising a lovely range of cupboards and drawers under a marble effect worktop with inset sink and drainer, mixer tap over, matching upstands, fitted hob with extractor fan over, eye level electric double oven, integrated dishwasher, integrated fridge/freezer, breakfast bar, ample room for a dining table and for further living room furniture, double doors to the rear garden.

Utility Room; with aspect to the side, tiled floor, fitted cupboards to match the kitchen, worktop and upstands to match the kitchen, inset sink and drainer, mixer tap over, space and plumbing for a washing machine, space for tumble dryer, cupboard housing an iDeal combi boiler for central heating and hot water.

Stairs to first floor, landing; hatch to roof space with pine ladder.

Door into En-Suite Bedroom 1; aspect to front, Sharps built in wardrobes, door into En-Suite shower room; shower cubicle with a tiled surround, thermostatic mixer shower over, low level WC, wash basin, heated towel rail, shaver point.

Bedroom 2; with aspect to front.

Bedroom 3; with aspect to rear.

Bedroom 4; with aspect to rear.

Family Bathroom; with four piece white suite comprising panelled bath, tiled surrounds, shower cubicle with tiled walls, thermostatic mixer shower over, low level WC, wash basin, heated towel rail, shaver point.

OUTSIDE: To the front of the property there is block paved driveway affording off road parking for at least two vehicles. The double Garage has electric up and over doors, power and lighting and has an electric car charging point, and personal door to the garden. The rear garden is private and laid mainly to lawn with a fenced and walled boundary.

MATERIAL INFORMATION:

Council Tax Band: E

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is plenty of parking at this property.

Agents Note: This property is subject to an annual management charge of approximately £465.00 per annum.

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.











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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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