



The Rope Walk

Watchet TA23 0ET

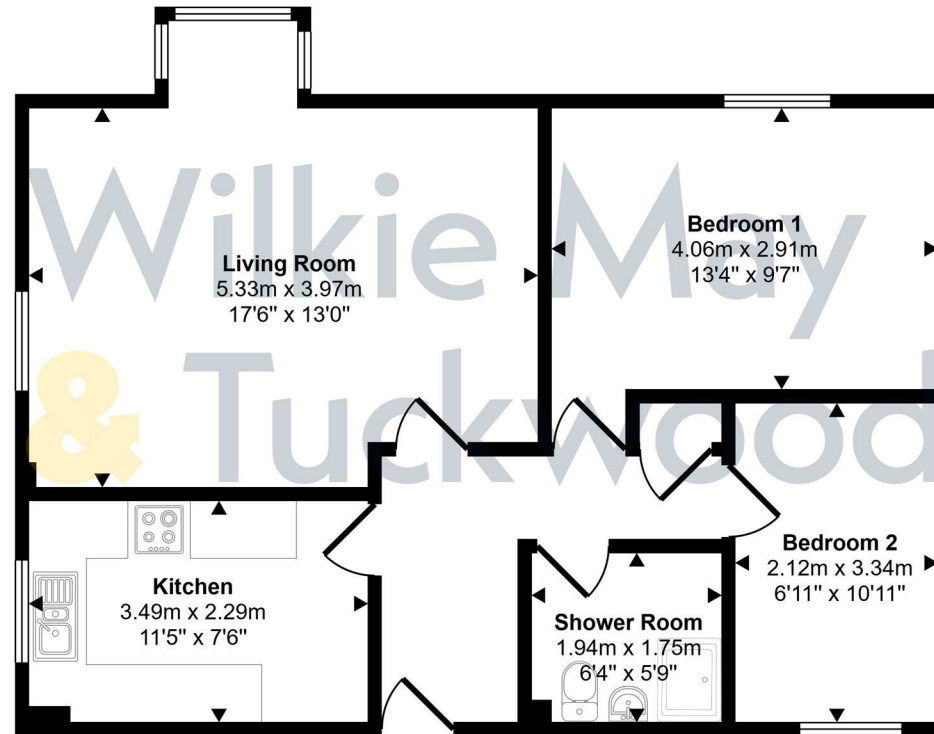
Price £139,950 Leasehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
62 sq m / 667 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.

Description

NO ONWARD CHAIN – A two bedroom purpose built first floor flat in need of cosmetic modernisation, available with No Onward Chain.

- No Onward Chain
- Close to Town Centre & Local Amenities
- Off Road Parking
- In Need of Improvement



The property comprises a purpose-built two bedroom flat, situated in a convenient position, just a short walk from the town centre and its amenities. The flat is in need of cosmetic modernisation and benefits from full uPVC double glazing, gas central heating and off road parking.

The accommodation in brief comprises: door into Entrance Hall; hatch to roof space, boiler cupboard housing ideal Combi boiler for central heating and hot water.

Kitchen; with aspect to front, range of wood effect cupboards and drawers under a granite effect rolled edge worktop with inset sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven, four ring gas hob and extractor hood over, space and plumbing for washing machine, space for three quarter height fridge/freezer.

Living Room; with a double aspect, TV point.

Bedroom One; with aspect to side. Bedroom Two: with aspect to rear.

Shower Room; with shower cubicle, electric shower over, low-level WC, pedestal wash basin.

OUTSIDE: There is off road parking for one vehicle.

MATERIAL INFORMATION:

Council Tax Band: A



Tenure: Leasehold – Management Charge: The block of flats is self-managed and the owner currently pays £75pcm to cover insurance and the sinking fund. We understand that the flat can be sublet and the original lease granted was for 999 years on the 1st January 1981.

Utilities: Mains water, electricity, sewage, gas

Parking: There is one off road parking space 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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services:

Local Authority:

Property Location: Council Tax Band: A

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.gov.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 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 3rd March 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. References to the feature 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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