



Mill Lane

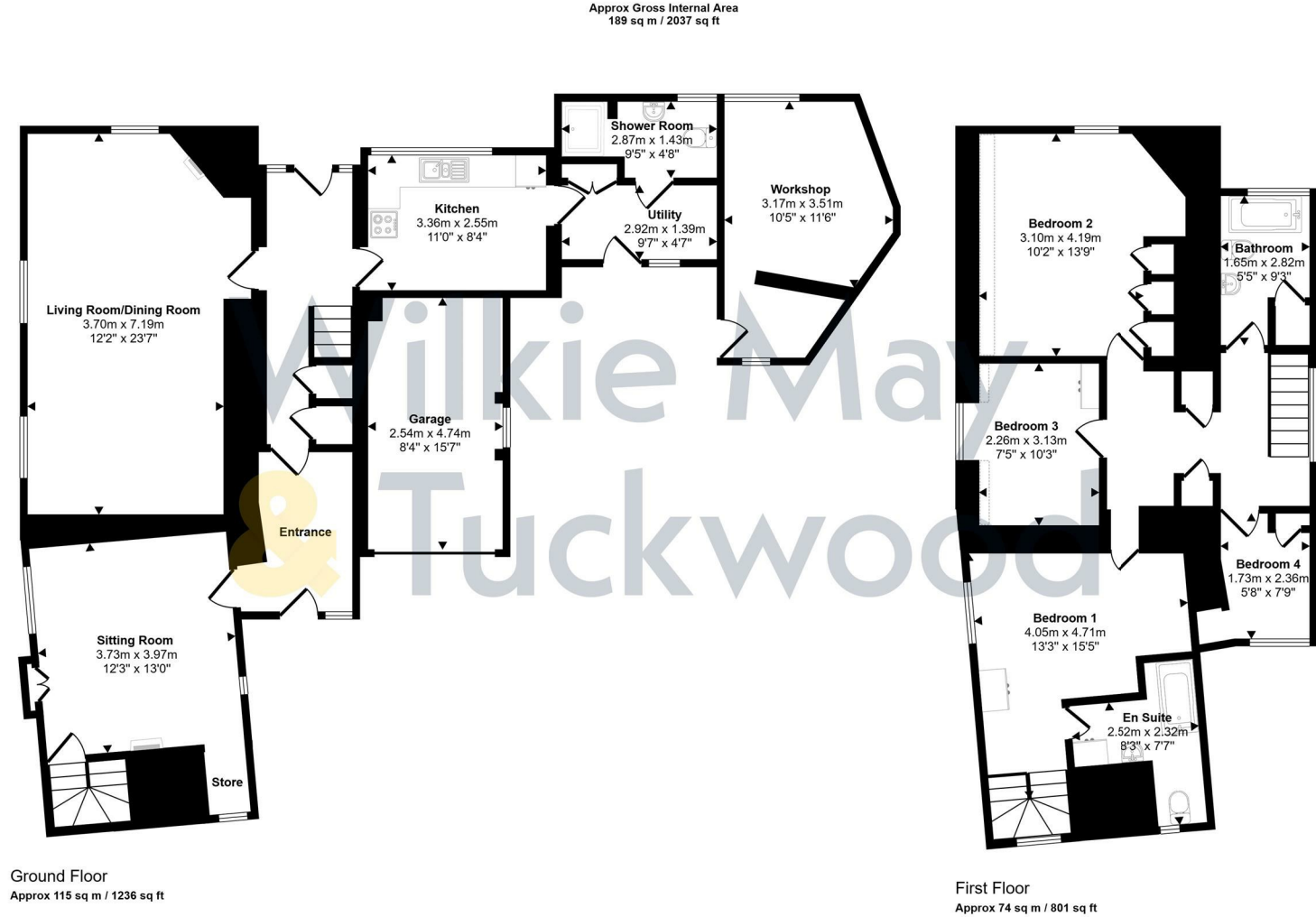
Watchet TA23 0AR

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

CENTRAL LOCATION WITH PRIVATE GARDENS – A unique detached four bedroom cottage, with private riverside gardens, and scope to extend or remodel, situated in the heart of Watchet with No Onward Chain.

- Central Location
- Conservation Area
- Potential To Remodel
- Private Gardens
- Garage & Courtyard
- Workshop
- Formerly Two Cottages
- 4 Bedrooms



The property comprises a detached property that was formerly two cottages, situated on a good sized plot that could be remodelled to create a spacious family home, or split to provide an annexe, or rental property to generate income. The cottage has been occupied by the same family for over 50 years, and enjoys private gardens, a garage, and parking but would benefit from modernisation.

The accommodation in brief comprises; part glazed wooden door with inset stained-glass detail into spacious Entrance Hall.

Door into Sitting Room; double aspect, wood block flooring, open fire with brick surround, recessed storage, winding staircase to first floor, exposed ceiling beam.

Hallway; with under stairs storage, glazed doors to the rear gardens.

Living Room/Dining Room; double aspect with open fire, tiled surround and hearth.

Kitchen/Breakfast Room; with aspect to rear, with a range of wooden cupboards and drawers under a marble effect rolled edge worktop with inset one and half bowl sink and drainer, mixer tap over, tiled splashbacks, space for electric cooker, integrated fridge, space for breakfast table with fitted bench.

Door into Utility Room; with tiled floor, door to yard, space and plumbing for a washing machine, space for further white goods.

Door into ground floor Shower Room; with tiled floor, tiled shower cubicle with electric Mira jump shower over, low level WC, pedestal wash basin.

Stairs to the first floor landing; with built in storage cupboards.

Bedroom 1; aspect to rear overlooking the garden, 3 built in wardrobes.

Bedroom 2; (En-Suite) with aspect to side, built in wardrobe,

Door into Bathroom; with airing cupboard housing a foam lagged cylinder with immersion switch (please note that this tank just serves this bathroom), panelled bath, pedestal wash basin, low level WC.



Bedroom 3; aspect to side, built in cupboard. Bedroom 4; aspect to front, built in cupboard.

Family Bathroom; with panelled bath, tiled surround, low level WC, pedestal wash basin, boiler cupboard housing Veissmann combi boiler for central heating and hot water.

OUTSIDE: The property has off road parking for one vehicle, with double timber gates leading to the front yard which could also be utilised for further parking. In the yard there is a workshop and stores. The Garage is adjacent to the front door, and has an up and over door. The rear gardens are very private and established, incorporating a number of outside stores. The gardens are laid mainly to lawn with planted borders.

MATERIAL INFORMATION:

Council Tax Band: D

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is one off road parking space with scope to create further off road parking as well as a garage.

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



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

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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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