



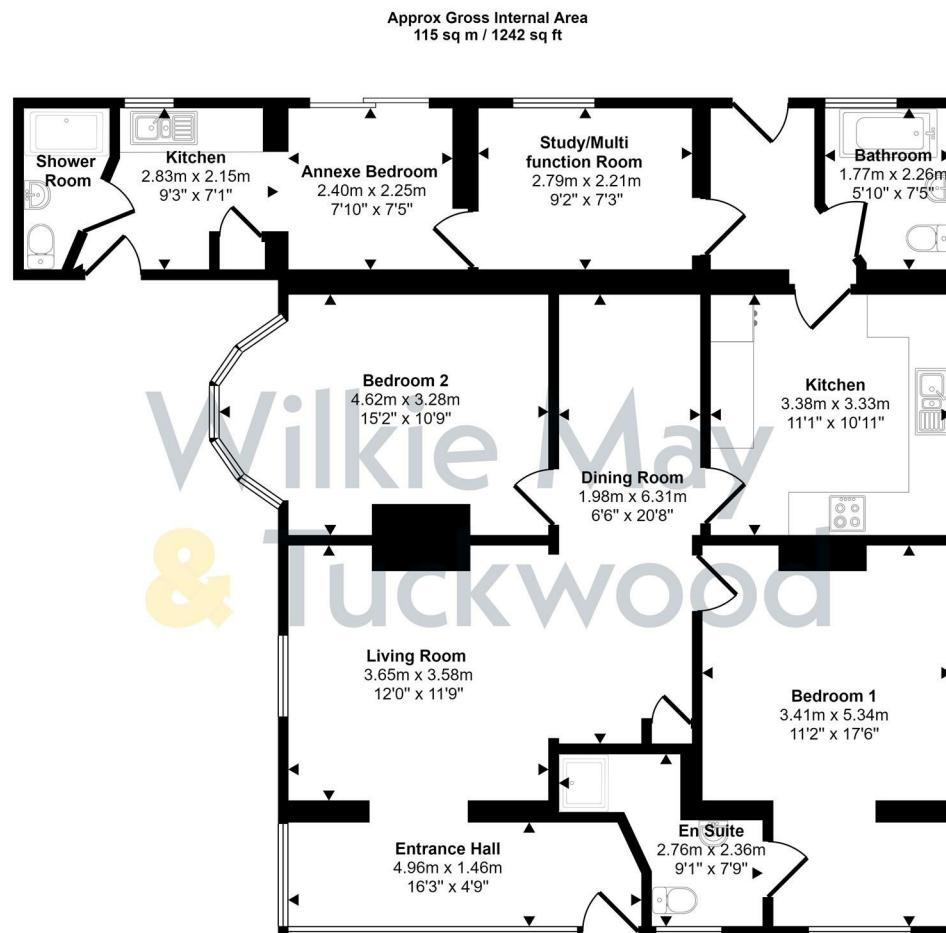
Watchet TA23 0BJ

Price £239,950 Freehold

			C
3	2	3	EPC

**Wilkie May  
& Tuckwood**

# Floorplan



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

**FAR REACHING VIEWS – A unique and beautifully presented three bedroom property with views over the Bristol Channel, toward the Lighthouse and Quantock Hills.**

- Well Presented Accommodation
- Far Reaching Sea Views
- Garage & Off Road Parking
- Income Opportunity
- Gas Fired Central Heating
- uPVC Double Glazing



The property comprises a Freehold three bedroom property, situated adjacent to a small exclusive park home development on the edge of the popular coastal town of Watchet. The property offers a unique opportunity to live in a ground floor property with income potential on the edge of the West Somerset Coastline, that will be found in excellent order throughout. The property is of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. Viewings are strongly advised.

The accommodation in brief comprises; double glazed uPVC door into Entrance Hall/Sun Room; oak engineered flooring.

Squared archway into L Shaped Living Room/Dining Room; with oak engineered flooring, alcove fitted shelving, storage cupboard, ample room for dining table.

Kitchen; with aspect to side, grey wood effect laminate flooring, recently fitted with a good range of grey fitted cupboards and drawers under an oak fitted worktop with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer, mixer tap over, fitted electric oven, four ring hob and extractor fan over, space and plumbing for a dishwasher, integrated fridge/freezer.

En-Suite Bedroom 1; with a double aspect and far reaching views to the Quantock Hills, oak engineered flooring, door into En-Suite Shower Room; with shower cubicle with thermostatic mixer shower over, low level WC, wash basin, heated towel rail, shaver point.

Bedroom 2; aspect to side, wood effect laminate flooring, bay window.

Rear Hall; with door to rear garden.

Rear Hall; with door to rear garden.

Study/Multifunction Room; aspect to rear, far reaching uninterrupted sea views over the Channel to the Welsh Coast Line.

Bedroom; with sliding patio doors to rear garden.



Kitchen or Utility Room; with comprising a range of wood effect cupboards and drawers under a wood effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, space and plumbing for a washing machine, space for a tumble dryer, cupboard housing iDeal combi gas fired boiler for central heating and hot water, door to driveway.

Door into Shower Room; with shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin.

OUTSIDE: The property has two driveways providing off road parking for two to three vehicles. There is a pre-cast concrete Garage with up and over door, power and lighting and the remainder of the garden is laid to paving for ease of maintenance.

ADDITIONAL NOTES: The property has a mains water supply and pays a fixed rate to the park of £21pcm. There is a two bedroom penthouse above which is on a long lease and that property pays a monthly service charge of £40 to the owners of West Bay House, who are the Freeholders of the building.

## ACCOMMODATION:

Entrance Hall

Living Room/Dining Room

Kitchen

En-Suite Bedroom 1

Bedroom 2

Rear Hall

Flood Risk: Surface Water: xxx Groundwater: xxx Risk Reservoirs: xxx Recommended you check the risks on the Seabed: xxx

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Broadband and mobile coverage:** We understand that there is xxxx mobile coverage. The maximum available broadband speeds are xxxx mbps download

#### Property Location: Council Tax Band: C

Local Authority:

## הנחיות

## GENERAL REMARKS AND SUGGESTIONS:

