





Stoates Mill

Watchet TA23 0FG

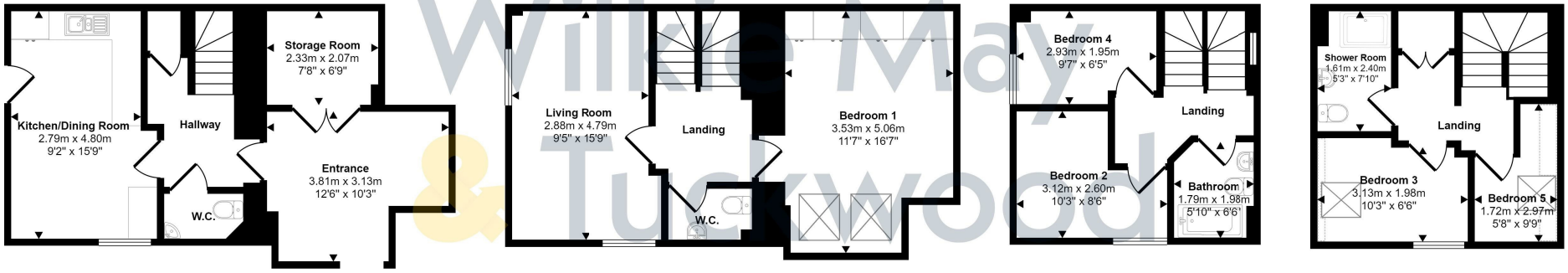
Price £350,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
134 sq m / 1441 sq ft



Ground Floor
Approx 42 sq m / 448 sq ft

Denotes head height below 1.5m

First Floor
Approx 44 sq m / 477 sq ft

Second Floor
Approx 24 sq m / 255 sq ft

Third Floor
Approx 24 sq m / 261 sq ft

Wilkie May & Tuckwood

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 s 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.

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Description

A spacious and well presented modern 5 bedroom barn conversion situated in a quiet tucked away position in the conservation area of Watchets town centre.

- No Onward Chain
- Close to Town Centre & Local Amenities
- Well Presented Accommodation
- Allocated Parking Space
- Gas Fired Central Heating
- Timber Framed Double Glazing

The property comprises a sympathetically converted modern barn conversion, built of local lias stone under a slate roof with a number of original features retained and the benefit of timber framed double glazed windows and gas central heating. The well presented and flexible accommodation is arranged over 4 floors, together with the benefit of allocated parking, the remainder of the original builders warranty and No Onward Chain.

The accommodation in brief comprises; Front entrance store, door into Hallway ; with Porcelanosa tiled floor, understairs storage cupboard.

Door into Downstairs WC; low level WC, wash basin.

Door into Kitchen/Dining Room; with Porcelanosa tiled floor, stable door to rear garden, fitted kitchen comprising a range of grey fitted cupboards and drawers under a solid oak worktop with inset sink and drainer, mixer tap over, fitted electric oven, fitted hob and extractor fan over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, ample room for Dining table.

Stairs to first floor; Living Room; with double aspect. WC; with low level Wc, wash basin, iDeal logic combi boiler for central heating and hot water.

Bedroom 1; 2 x Velux windows, excellent range of bespoke fitted wardrobes.

Stairs to second floor.

Family Bathroom; with white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

Bedroom; aspect to side. Bedroom; aspect to rear.

Stairs to third floor; landing with storage cupboard.

Bedroom; L shaped with a Velux window. Bedroom; with aspect to side, hatch to roof space with pine ladder.

Shower Room; with white suite comprising shower cubicle with low level tray, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: The property benefits from 1 allocated parking space. To the rear of the property there is a paved garden with South-West facing aspect, outside power point, outside tap and views of the river, with gated side access, electric awning and all weather space heater.

AGENTS NOTE: As the development is unadopted the estate is managed by a management company and the owners pay an annual service charge of approximately £300 per annum.

CONTENTS: The contents are surplus to the owners needs, and as such can be included in the sale subject to negotiation and minus personal effects.











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'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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