



Anchor Street

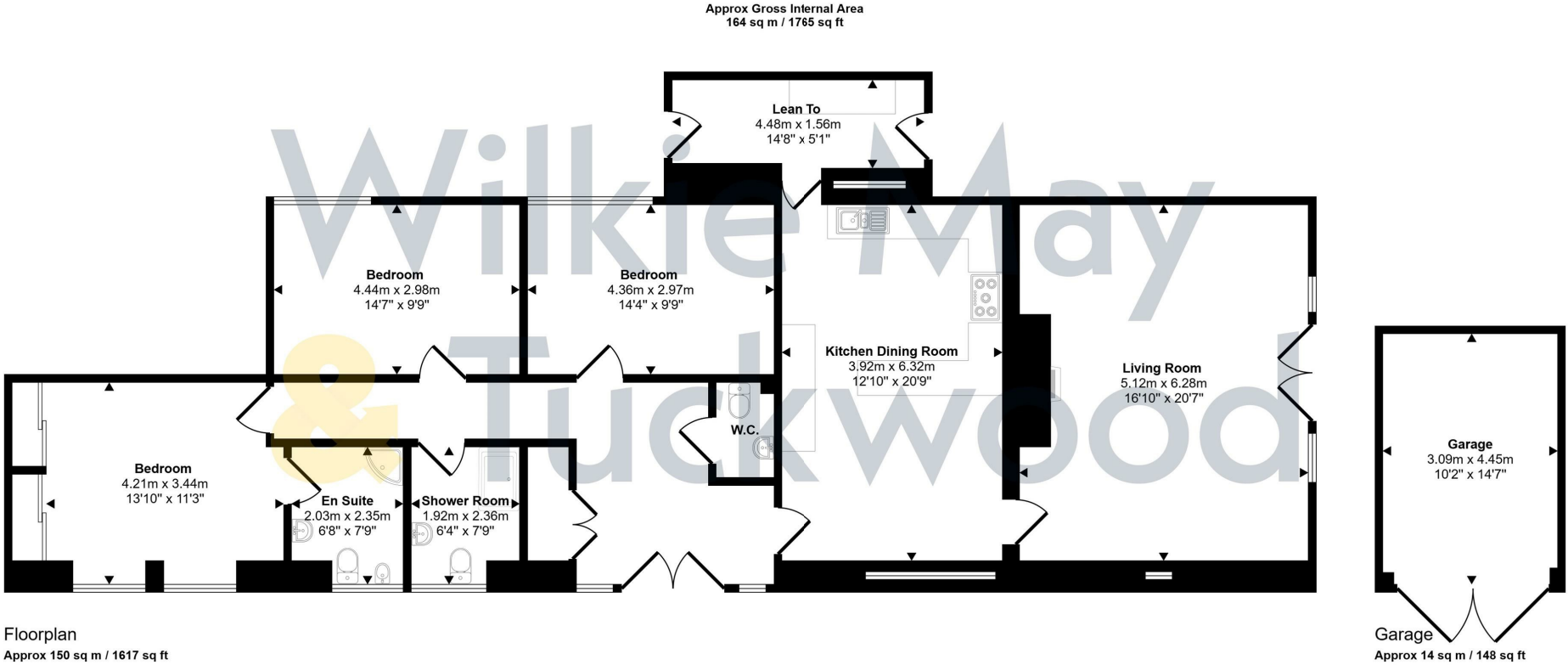
Watchet TA23 0BA

Price £579,950 Freehold



**Wilkie May
& Tuckwood**

Floorplan



Floorplan
Approx 150 sq m / 1617 sq ft

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

A stunning and unique detached three bedroom barn conversion, situated in the heart of Watchet's Conservation area with gas central heating, a Garage and Gardens.

- Beautifully Presented Accommodation
- Garage & Off Road Parking
- Close to Town Centre
- En-Suite Principal Bedroom
- Landscaped Garden
- Gas Fired Central Heating
- Historically Run as a Successful Holiday Let



The accommodation in brief comprises; Wooden door with inset stain glass leaded light window into spacious Entrance Hall; with Travertine tiled floor with underfloor heating. Utility Cupboard; with space and plumbing for a washing machine, space for further white goods if desired, wood slot shelving. Separate WC; with Travertine tiled floor, low level WC, pedestal wash basin. Inner Hallway; with hatch to roof space, ladder, and storage. En-Suite Bedroom 1; with aspect to front and an excellent range of full height fitted wardrobes with sliding doors into the En-Suite Shower Room; with Travertine tiled floor, part tiled walls, corner shower cubicle with thermostatic mixer shower over, low level WC, bidet, wash basin inset into vanity unit, heated towel rail. Bedroom 2; with aspect to side, oak beam feature detailing. Bedroom 3; aspect to side, with oak beam feature detail. Glazed door into Kitchen/Dining Room; with double aspect, Travertine tiled floor, an excellent range of cream shaker style cupboards and drawers, under a granite effect, rolled edge laminate worktop, with inset one and a half bowl sink and drainer, mixer tap over, dual fuel range oven (to be included in the sale), extractor hood over, integrated dishwasher, space for American fridge/freezer, oak beam detailing, ample room for dining table. Half glazed door into; Lean To; with front and rear access, stable doors, worktop with double cupboard under, space for tumble dryer, space for tall fridge/freezer. Living Room; with aspect to rear garden, with large arrangement of glazed doors and windows, gas coal effect living flame wood burner style fire on a slate hearth, with oak beam over, oak beam ceiling detail.

OUTSIDE: This property owns the tarmaced courtyard, and has parking for a number of cars. There is also a Garage with double timber doors; with a Vaillant wall mounted boiler for central heating, stainless steel large water tank with immersion switch. The Gardens are landscaped with a large paved seating area, and the remainder is laid to lawn with terraced planted borders.

MATERIAL INFORMATION:



Council Tax Band: F

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is off road parking at this property for several cars and 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 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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 the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: F

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

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 purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation 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 7th August 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 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.



Tel: 01984 634793
Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23 0AE

