

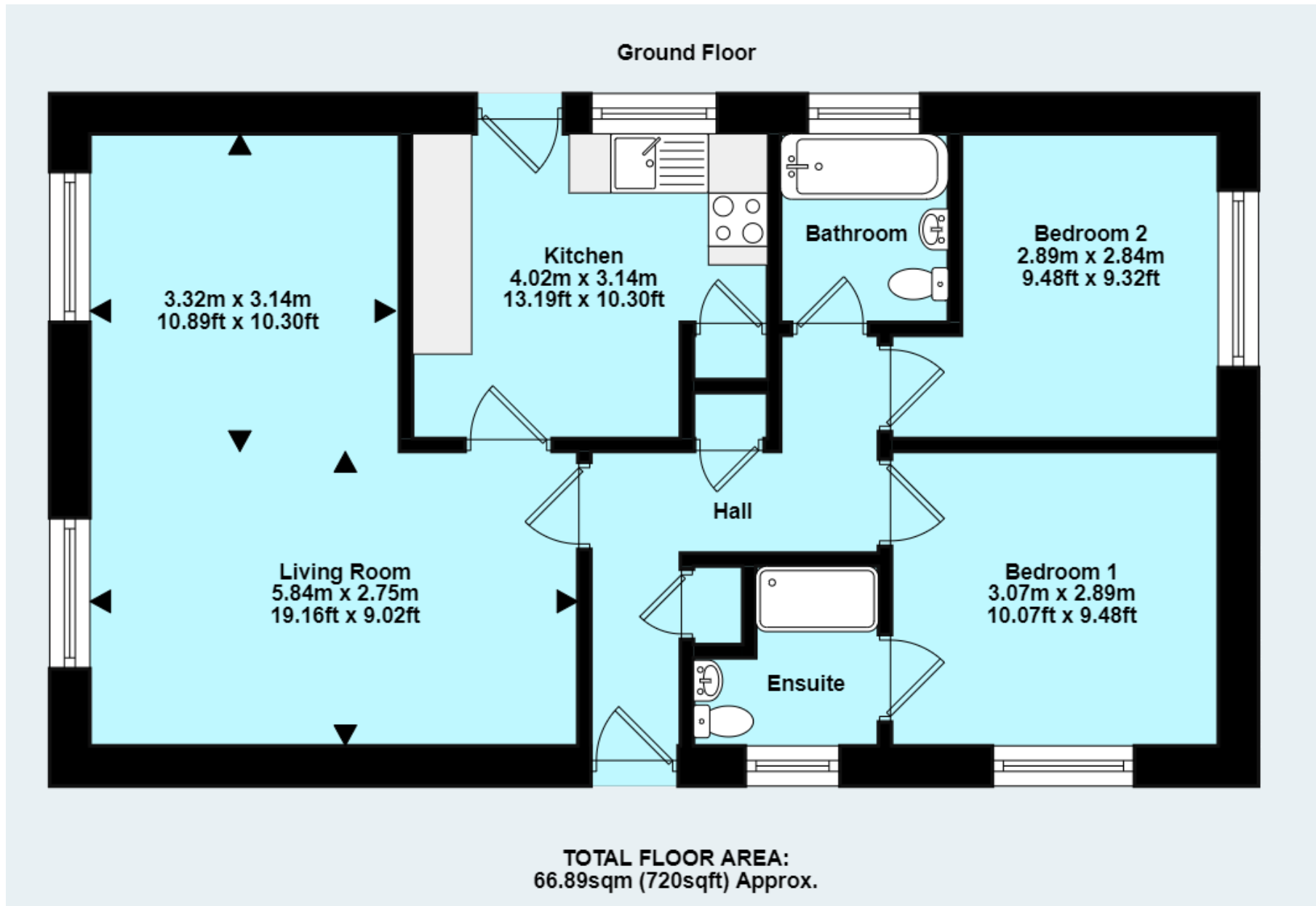


**West Bay Park,**  
Watchet, TA23 0BJ  
£150,000 Leasehold



**Wilkie May  
& Tuckwood**

# Floor Plan



# Description

A very well presented detached two bedroom park home situated on the West Somerset Coastline with No Onward Chain.

- Detached
- En-Suite Master Bedroom
- Uninterrupted Views
- Off Road Parking
- Full Time Occupation

**THE ACCOMMODATION COMPRISES IN BRIEF:** The property comprises a detached park home situated on a popular site on the edge of Watchet with uPVC double glazing and gas central heating. This particular unit has a wrap around garden, en-suite master bedroom, allocated parking space and enjoys views to the Bristol Channel.

The accommodation in brief comprises; obscure glazed uPVC door panel into Entrance Hall; with built in cupboard, secondary built in cupboard housing Sime gas combi boiler for central heating and hot water, telephone point. Door into L-shaped Living Room/Dining Room; double aspect with far reaching uninterrupted views to The Bristol Channel, Welsh coastline and in the distance to Weston-super-Mare, TV point, electric coal effect fire with marble effect surround. Door into Kitchen; with modern fitted kitchen comprising a range of two-tone cupboards and drawers under a wood effect laminate rolled edge worktop with inset 1 ½ bowl sink and drainer, mixer tap over, eye level fitted electric double oven, integrated fridge-freezer, integrated dishwasher, integrated washing machine, door to garden. En-Suite Master Bedroom; aspect to side, excellent range of built in wardrobes and drawers. Door into En-Suite Shower Room; shower cubicle with tiled surround and thermostatic mixer shower over, low level WC, wash basin inset into double cupboard, heated towel rail. Bedroom 2; aspect to rear, built in wardrobe with sliding doors. Family Bathroom; with white suite comprising panelled bath, tiled surround, low level WC, wash basin inset into double cupboard, heated towel rail.



**OUTSIDE:** There is off road parking for one vehicle via a block paved driveway with access leading into the gardens which wrap around the property and are laid predominantly to lawn and enclosed by local sandstone walls and fencing with pedestrian access available on both sides.

**AGENTS NOTE:** The property is owned and operated by Yarwell Mill and we understand there is a monthly service charge of £163.96 payable to the company for the upkeep and maintenance of the driveway and communal parts. The site is for over 55s. Water rates, council tax and both gas and electricity are billed directly to the owners by the individual companies. The park home can be occupied all year round, and pets are also permitted.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Leasehold by private treaty

**Services:** Mains water, mains electricity, mains drainage, mains gas.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

**Council Tax Band:** A

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 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 warranty

whatever 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 December 2023. 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.



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