



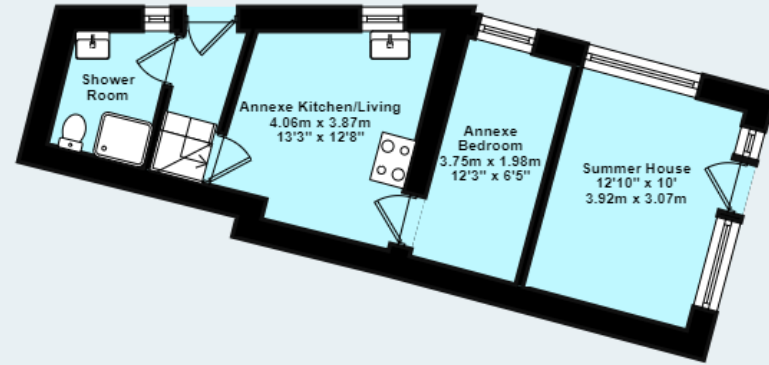
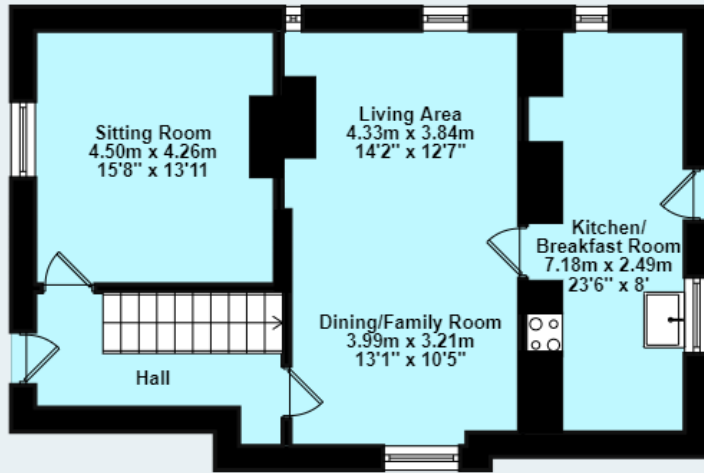
**Market Street,**  
Watchet, TA23 0AN  
£499,950 Freehold

			<b>E</b>
6	3	6	EPC

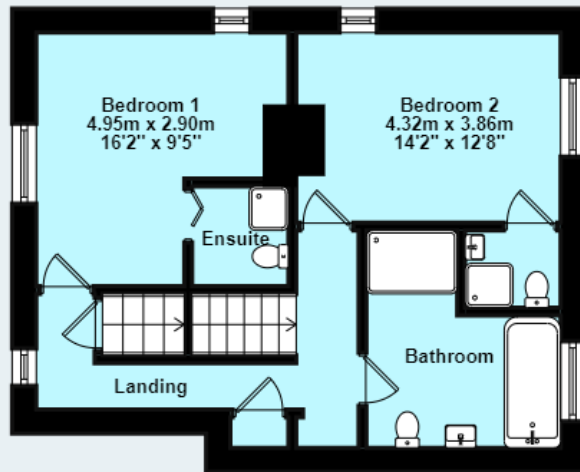
**Wilkie May  
& Tuckwood**

# Floor Plan

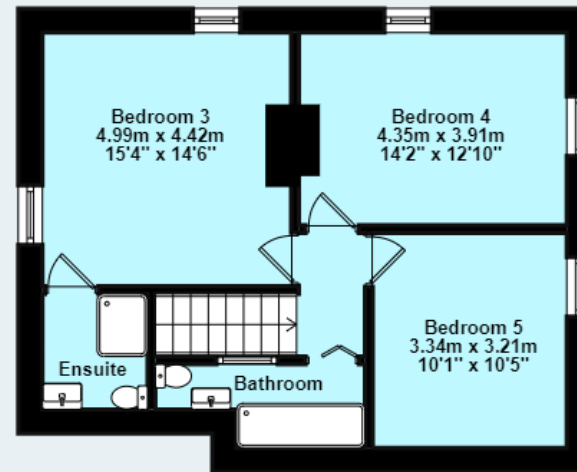
Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA:  
235.27sqm (2532.37sqft) Approx.

# Description

A substantial period property with 5 bedrooomed accommodation over three floors, situated in a commanding position on the West Somerset Coastline with excellent income opportunities.

- 5 Bedroom Home
- Self Contained 1 Bedroom Annexe
- Income Potential
- Far Reaching Sea Views
- Close to Town Centre & Local Amenities

**THE ACCOMMODATION COMPRISES IN BRIEF:** Severn House comprises an end of terrace family home of brick construction under a tiled roof with the benefit of gas central heating, situated in a prime location just off the town centre. The spacious and elegant accommodation is arranged over three floors and has been occupied as a family home with Bed and Breakfast offered in limited rooms, together with income from a self-contained garden chalet, which would make an excellent Air B & B being so close to the coastline. The property will be found in good order and has surprisingly large and private gardens with views to the Quantock Hills.

The accommodation in brief comprises; half glazed door into Entrance Hall; stairs to first floor, understairs storage cupboard, cupboard housing Ideal gas fired boiler for central heating and hot water. Living Room; with aspect to front enjoying sea views, wood burner inset into chimney, tiled hearth and mantelpiece over. Dining Room/Snug; double aspect with tiled floor, raised pine flooring to sitting area, reclaimed brick chimney and tiled hearth with beam over, multifuel burner inset into chimney, telephone point, ample room for dining table. Kitchen/Breakfast Room; aspect to rear, terracotta tiled floor, solid wood kitchen cupboards and drawers under a rolled edge granite effect worktop, inset 1 ½ bowl sink and drainer, mixer tap over, tiled splashback, space for range oven, space and plumbing for dishwasher, space for American fridge-freezer, space and plumbing for washing machine, hatch to secondary loft space.

Stairs to First Floor Landing; with sea views from the landing window, airing cupboard housing Gledhill modern cylinder with immersion switch, linen cupboard. Bedroom; double aspect, sea view, TV point. En-Suite Shower Room; with corner shower cubicle, tiled surround,

thermostatic mixer shower over, low level WC, wash basin, heated towel rail. Family Bathroom; with aspect to rear over garden, oak stripped flooring, four piece white suite comprising roll top bath, thermostatic mixer shower attachment over, low level WC with overheard cistern, pedestal washbasin, large shower cubicle with tiled surround and thermostatic mixer shower over. Bedroom; with double aspect, sea view, cast iron fireplace, pedestal wash basin. Door into En-Suite Shower Room; tiled walls and floor, shower cubicle with electric Mira Sport shower over, heated towel rail, low level WC.

Stairs to Second Floor Landing; hatch to roof space. Bathroom; with tiled floor, part tiled walls, jacuzzi bath, wash basin inset into vanity unit, low level WC, Velux window. Bedroom; with double aspect, views over the Bristol Channel, to The Quantock Hills and to the harbour and lighthouse, TV point. Door into En-Suite Shower Room; tiled floor, multipanel walls, shower cubicle with thermostatic mixer shower over, low level WC, washbasin inset into vanity unit, Velux window. Bedroom; aspect over garden with Velux window. Bedroom; double aspect with views.





**OUTSIDE:** There is side pedestrian access leading to a good-sized log store/outbuilding with power and lighting. There is also a self-contained chalet with stable door leading into the Entrance Hall leading Shower Room; with corner shower cubicle, thermostatic mixer shower over, travertine tiled walls, low level WC, pedestal wash basin. Open plan Kitchen/Sitting Room; with oak flooring, beech effect cupboards and drawers under a granite effect rolled edge worktop with inset 1 ½ bowl ceramic sink and drainer, mixer tap over, tiled splashbacks, electric fitted oven, four ring electric hob, extractor fan over, space for under counter fridge, space and plumbing for a washing machine. Door into Bedroom; with wood effect laminate flooring, feature well with pointed stone surrounds and safety glass, window with aspect over garden. The garden is a good size with views to the Quantock Hills. Within the garden there is a decking platform, a pond and a glazed Garden Room. The garden is predominately laid mainly to lawn with planted borders.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold 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:** C

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

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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.