



Stoates Mill

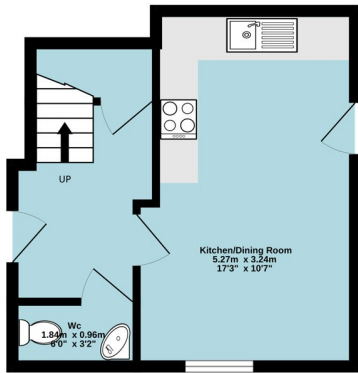
Watchet, TA23 0FG
£350,000 Freehold

			
4	1	2	EPC

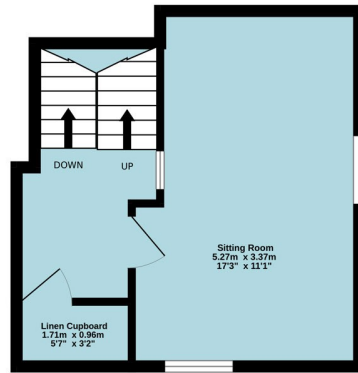
**Wilkie May
& Tuckwood**

Floor Plan

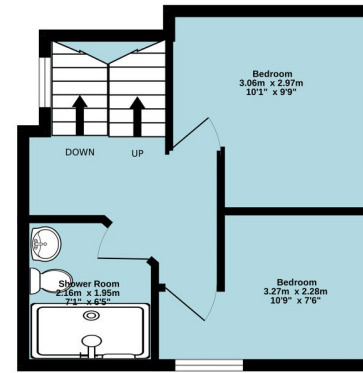
Ground Floor
25.2 sq.m. (271 sq.ft.) approx.



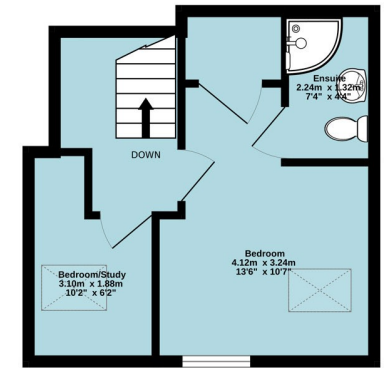
1st Floor
25.2 sq.m. (271 sq.ft.) approx.



2nd Floor
26.2 sq.m. (282 sq.ft.) approx.



3rd Floor
25.2 sq.m. (271 sq.ft.) approx.



TOTAL FLOOR AREA : 101.7 sq.m. (1095 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Description

An individual 4 storey modern barn conversion situated in a prime position, central to the town with allocated parking.

- Semi-Detached
- 3 Bedrooms
- Close to Town Centre
- Allocated Parking
- Views

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a modern barn conversion of traditional stone construction with timber double glazing, gas central heating and views to the sea. The property benefits from the remainder of the original builders warranty and enjoys 2 private courtyard gardens and allocated parking with flexible accommodation arranged over 4 floors.

Part glazed door into Entrance Hall; with Porcelanosa tiled floor, understairs cupboard. Oak door into Downstairs WC; Porcelanosa tiled floor, low level WC, corner pedestal wash basin, dual fuel heated towel rail. Glazed door into Kitchen; double aspect, Porcelanosa tiled floor, modern fitted kitchen comprising a range of dove grey cupboards and drawers under a solid oak worktop with inset ceramic Belfast sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven, 4 ring hob and extractor fan over, integrated dishwasher, integrated fridge-freezer, integrated washing machine, ample room for dining table, stable door to rear



South-West facing garden. Stairs to first floor Landing; door into linen cupboard with wall mounted Ideal combi boiler for central heating and hot water, fitted un-painted wooden shelving, telephone point. Door into Living Room; double aspect, wood effect flooring. Stairs to second floor Landing. Door into Bedroom 2; with aspect to rear towards the Brendon Hills, wood effect flooring. Bedroom 3; an L-shaped office space with aspect to rear. Shower Room; with wood effect flooring, large shower cubicle with tiled surround, thermostatic mixer shower over (formerly a bath in situ) low level WC, pedestal wash basin, dual fuel heated towel rail. Stairs to the third floor Landing. Door into En-Suite Master Bedroom; with double aspect, far reaching sea views to the Bristol Channel and Welsh Coastline in the distance, wood effect flooring, Velux window, hatch to roof space, walk in wardrobe. Door into En-Suite Shower Room; with wood effect flooring, corner shower cubicle, thermostatic mixer shower over, pedestal wash basin, low level WC, dual fuel heated towel rail. Craft Room; with Velux window, distant views to the Quantock Hills.



OUTSIDE: The property benefits from 1 allocated parking space, there is a walled courtyard garden with paved seating area enjoying a good degree of sunshine and a built-in store with double doors, power and lighting to the front. At the rear there is a further paved garden with South-West facing aspect, outside power point, outside tap and views of the river.

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.



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 West and Taunton Council, Killick Way, Williton, Taunton, Somerset. TA4 4QA

Council Tax Band: D

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 March 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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