



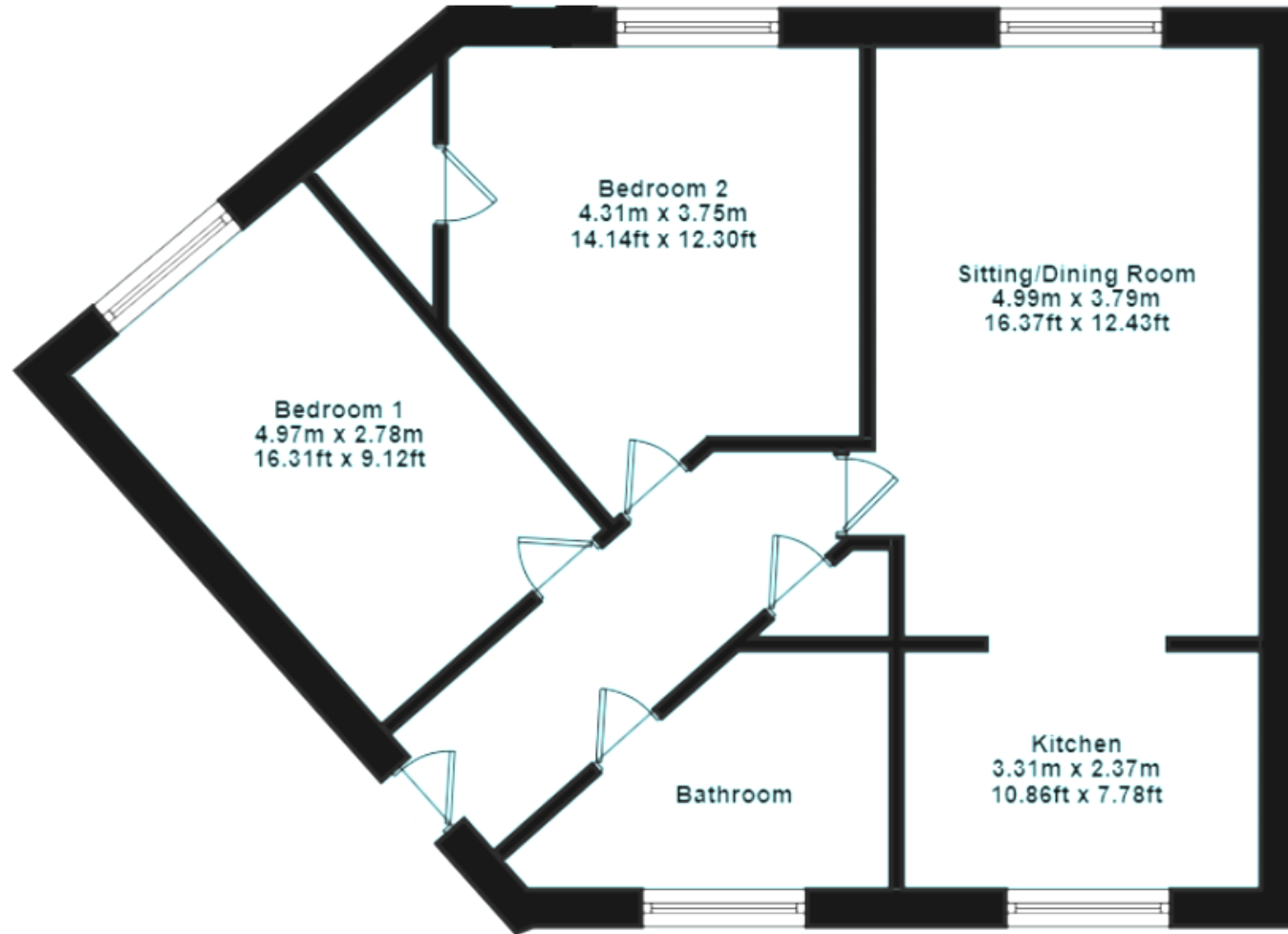
Gillams Close

Watchet, TA23 0BU
£175,000, Leasehold

			
2	1	1	EPC

Wilkie May
& Tuckwood

Floor Plan



TOTAL FLOOR AREA:
67.11sqm (722.37sqft) Approx.

Description

A very well presented second floor, 2 bedroom apartment, situated in a convenient location, benefiting from gas fired central heating, uPVC double glazing, intercom system and views towards the Bristol Channel.

- Well Presented & Spacious
- Gas Fired Central Heating
- Allocated Parking
- Communal Garden
- NO ONWARD CHAIN

The property comprises a purpose built second floor apartment, of traditional construction with stone elevations under a slate roof. The property benefits from a communal garden, allocated off road parking, gas fired central, uPVC double glazing and is offered for sale with NO ONWARD CHAIN.

THE ACCOMMODATION COMPRISES IN BRIEF:

The property comprises in brief; Communal entrance with stairs rising to the first and second floors, Front door into; Entrance Hall with doors to all rooms and an airing cupboard with slatted shelving and radiator, door into; Living Area with an aspect to the front, TV point, telephone point and an archway into the; Kitchen, with range of wall and base units under a rolled edge granite effect worktop, stainless steel sink and drainer incorporated into worksurface with hot and cold taps over, tiled splashback, and views towards the Bristol Channel, space and plumbing for washing machine, space for oven, space for tall fridge/freezer. Baxi combi boiler for central heating and hot water.

Bedroom 1 with an aspect to the front and a view towards the Quantock Hills, integrated wardrobe with hanging rail and shelf over, telephone point. Bedroom 2 with an aspect to the front and views towards the Quantock Hills, integrated wardrobe with hanging rail and shelf over. Bathroom with a white suite comprising panelled bath with main shower over and tiled surround, low-level WC, pedestal wash basin with tiled splashback and hot and cold taps over, extractor fan and shaver point.

Lease Information: It is our understanding that the management charge is £78.91 per month, which includes communal area cleaning once a week and buildings insurance.

OUTSIDE: The property benefits from the use of a communal garden and has allocated parking.



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 August 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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