



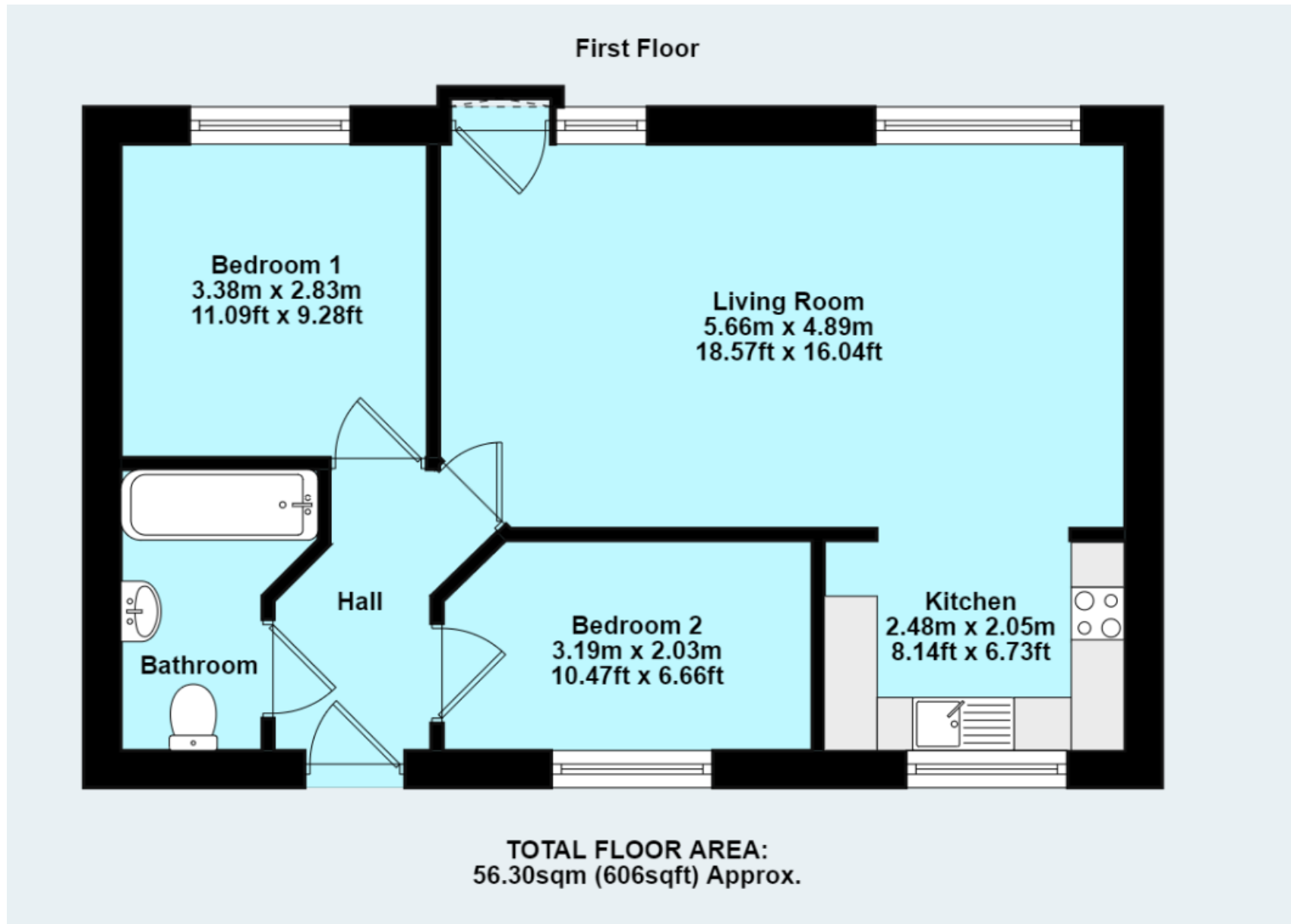
**Lorna Doone**

Watchet, TA23 0FD  
£220,000 Leasehold

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**Wilkie May  
& Tuckwood**

# Floor Plan





# Description

A spacious two bedroom first floor modern apartment with uninterrupted sea views and allocated parking.

- No Onward Chain
- 2 Bedrooms
- Sea Views
- Allocated Parking Space
- Gas Central Heating

**THE ACCOMMODATION COMPRISES IN BRIEF:** The property comprises a purpose built first floor apartment constructed by Messrs. Regal Heritage Ltd. The property is situated in an elevated position, just a short walk from the town centre and benefits from outstanding views over the Bristol Channel towards Steep Holm, Flat Holm, the lighthouse and the Welsh Coastline. The flat has gas central heating, double glazing and is available with No Onward Chain.

The accommodation in brief comprises; door into Entrance Hall; hatch to roof space, intercom handset. Living Room/Dining Room; aspect to front, sea views also views to Steep Holm, Flat Holm, the lighthouse and the Welsh Coastline, Juliet balcony, Tv point, ample room for dining table. Squared archway into Kitchen; with aspect to rear, walnut coloured cupboards and drawers under a granite effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, fitted Neff electric oven, 4 ring gas hob and extractor fan over, integrated dishwasher, integrated fridge, space and plumbing for washing machine (current washing machine will be included) cupboard housing Heatline combi boiler for central heating and hot water. Bedroom 1; aspect to front with views to match the living room, Tv point. Bedroom 2; aspect to rear. Bathroom; with white suite comprising panelled bath, shower attachment, pedestal wash basin, light and shaver point, low level WC, heated towel rail, part tiled walls.



**OUTSIDE:** The property benefits from one allocated parking space.

**TENURE:** Leasehold. Residue of a 150 year lease with a £300 per year ground rent and a service charge of £954.45 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 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 June 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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