



West Bay Park

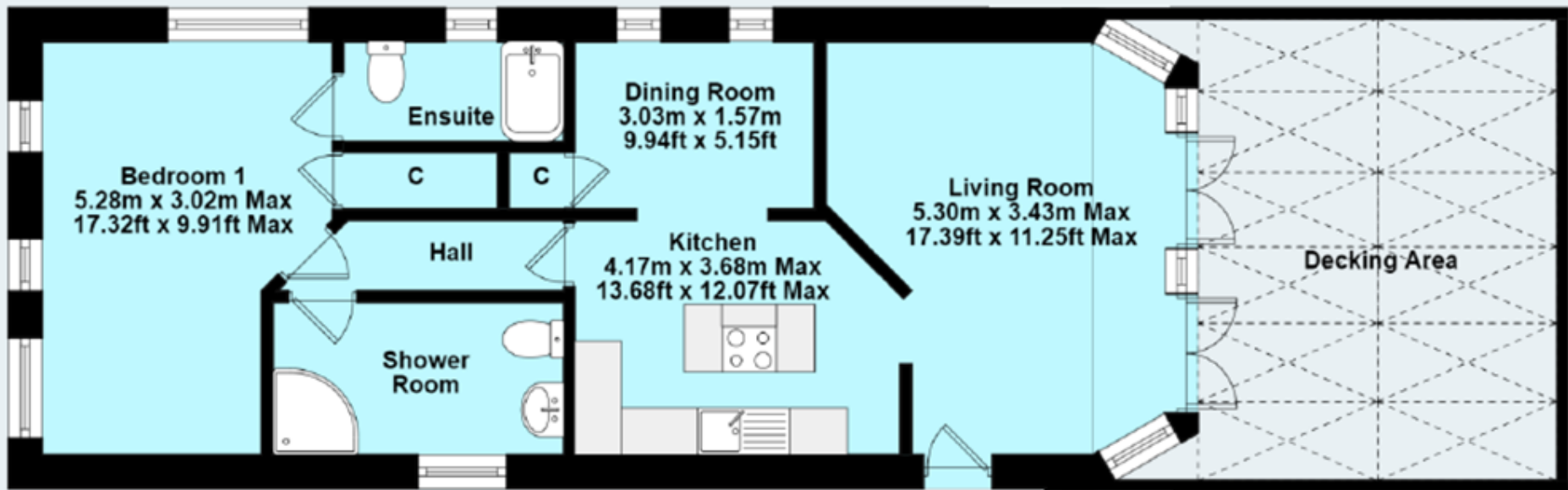
Watchet, TA23 0BJ
£160,000 Leasehold



Wilkie May
& Tuckwood

Floor Plan

Ground Floor



TOTAL FLOOR AREA:
56.55sqm (608.70sqft) Approx.
Excludes Decking Area

Description

A detached Stately Albion one bedroom lodge situated in an enviable position with uninterrupted views of the Bristol Channel with No Onward Chain.

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

THE ACCOMMODATION COMPRISES IN BRIEF:

Glazed door into Living Room; with aspect to front overlooking the Bristol Channel and in the distance to the Welsh Coastline, with two sets of patio doors, Tv point, Telephone point, vaulted ceiling, 2 x Velux windows, squared archway into Kitchen; with aspect to side, tiled floor, modern fitted kitchen comprising a range of cream coloured cupboards and drawers under a granite effect worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, space for American fridge freezer, space and plumbing for washing machine, fitted eye level electric double oven, fitted 5 ring gas island hob with extractor hood over, integrated dishwasher, archway with sliding privacy doors into Dining Room: aspect to side, built in single cupboard. Rear Hall; door into Shower Room: with modern white suite comprising corner shower cubicle, thermostatic mixer shower over



low level WC, wash basin, heated towel rail. En-Suite Master Bedroom; double aspect, built in wardrobes, TV point, walk in shallow wardrobe, door into En-Suite Bathroom; white suite comprising panelled bath, thermostatic shower over, tiled surround, low level WC, heated towel rail.

AGENTS NOTE: The property is owned and operated by Woodlands Country Park 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.



OUTSIDE: The property has a block paved driveway offering off road parking for 2 vehicles. There is a concrete storage shed; 6ft x 4ft with power and lighting. A sizeable decking platform takes in the best of the views, uninterrupted to the Welsh coastline and along to Weston-super-Mare and Burnham-on-Sea taking in Steep Holm and Flat Holm. The remainder of the garden is laid to lawn with a further shed included in the sale.



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: 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 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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