

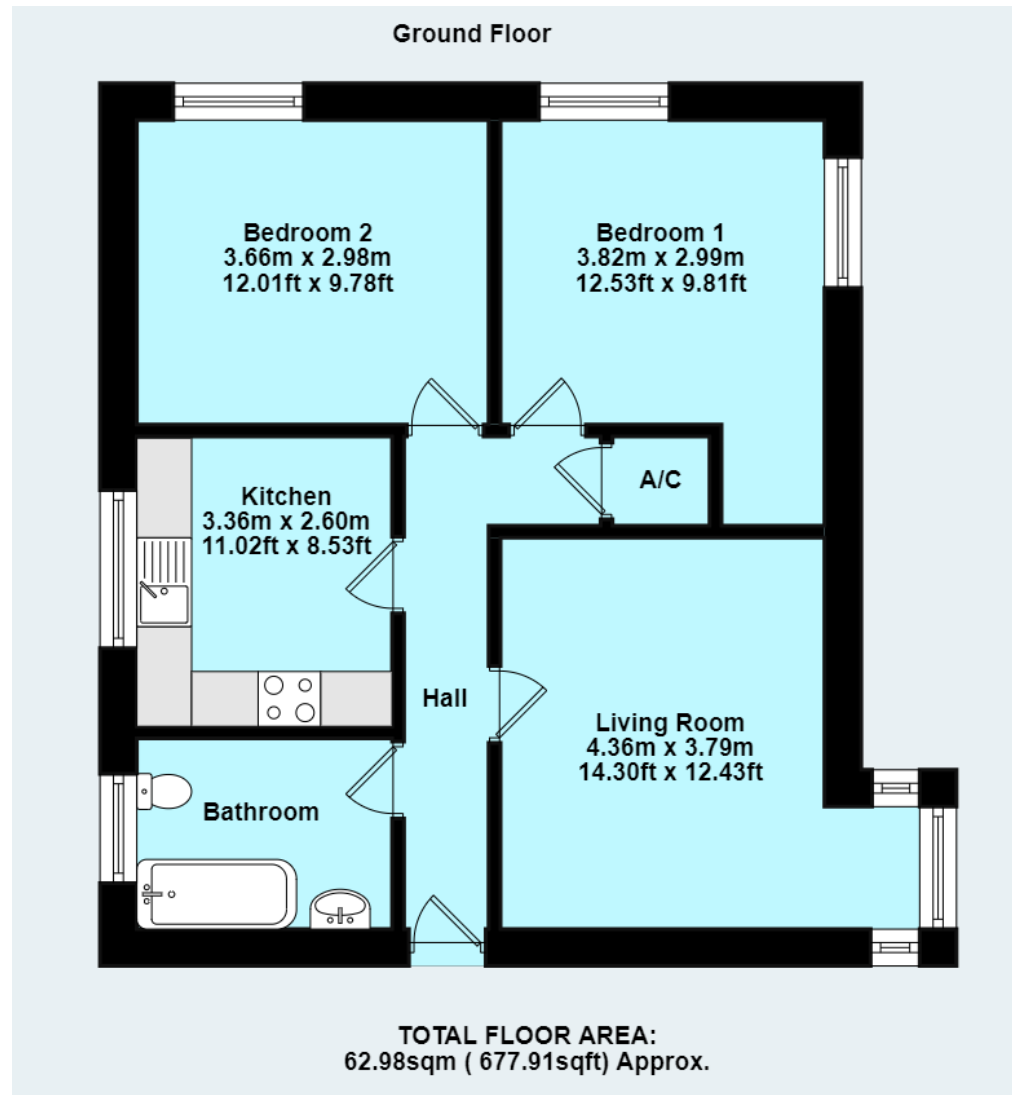


Mount Pleasant,
Watchet, TA23 0ET.
£179,950 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A recently redecorated two bedroom ground floor purpose built flat, with off road parking and communal garden.

- Ground Floor Flat
- 2 Bedrooms
- Re-decorated Throughout
- Off Road Parking
- Upvc Double Glazing

The property comprises a ground floor flat (one of four), built of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing, and electric night storage heating. The flat has recently been decorated throughout and has one off road parking space, and communal gardens.

The accommodation in brief comprises; part glazed door into Entrance Hall; telephone point, airing cupboard housing modern foam lagged cylinder with immersion switch. Living Room; with double aspect, bay window, TV point. Kitchen; with aspect to side, a good range of cupboards and drawers under a wood effect rolled edge worktop, inset stainless steel sink and drainer, tiled splashback, space and plumbing for washing machine, space and plumbing for a dishwasher, space for tall fridge/freezer. Bedroom 1; double aspect. Bedroom 2; aspect to side. Bathroom; with white suite comprising panelled bath, tiled surround, low level WC, pedestal wash basin.

OUTSIDE: The property has the benefit of communal gardens, and there is a shed that comes with this property. There is also provision for one off road parking space.

LEASEHOLD: We understand the tenure of the flat is Leasehold, subject to a one quarter share in the Freehold. The block of flats is self-managed and the owner currently pays £50pcm to cover the service charge which includes the buildings insurance and sinking fund. We understand that the flat can be sublet.





GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold by private treaty

Services: Mains water, mains electricity, mains drainage.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: A

Parking: There is off road parking at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

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 2024. 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.