



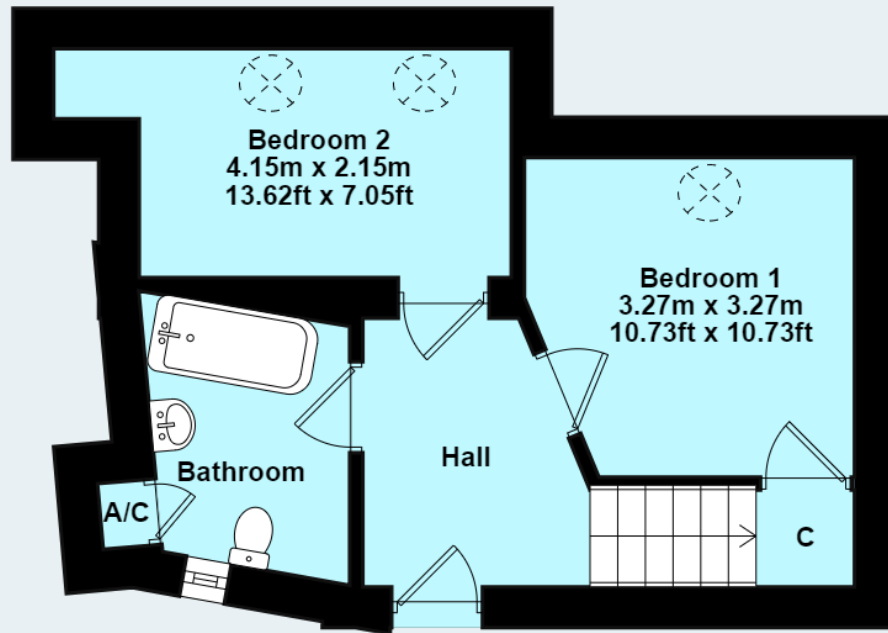
**Swain Street,**  
Watchet, TA23 0AG.  
£149,500 Freehold

			
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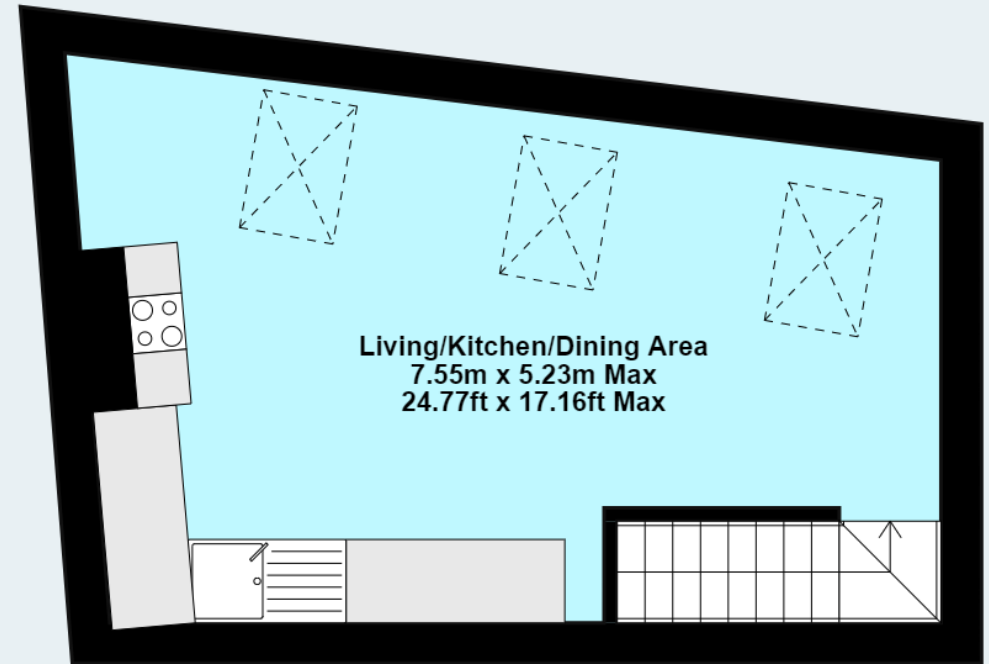
**Wilkie May  
& Tuckwood**

# Floor Plan

Ground Floor



First Floor



**TOTAL FLOOR AREA:**  
67.23sqm (723.66sqft) Approx.

# Description

A unique two bedroom barn conversion, situated in the heart of the popular town of Watchet with No Onward Chain.

- Barn Conversion
- 2 Bedrooms
- Close to Amenities
- Ideal Investment
- No Onward Chain

The property comprises an attached barn conversion situated in a tucked away position in the centre of Watchet with the benefit of timber framed double glazing, and gas central heating. The property is of traditional stone construction with lime rendered elevations under a tiled roof and would make an ideal investment or second home, and is available with No Onward Chain.

The accommodation in brief comprises; part glazed timber door into Entrance Hall, door into Bedroom 1; sun tunnels. Bedroom 2; with sun tunnels, under stairs storage cupboard. Bathroom; with white suite comprising a panelled bath with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail, cupboard housing a Glow Worm combi boiler for central heating and hot water. Stairs to first floor; open plan Living Room/Kitchen/Dining Room; with vaulted ceiling, exposed ceiling beams, exposed brick chimney stack, fitted kitchen comprising a range of mocha coloured cupboards and drawers under a wood effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashback, four ring hob and extractor hood over, with electric fitted oven under, space and plumbing for a washing machine, space for under counter fridge.





#### 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:** B

**Parking:** There is no parking at this property. There are nearby council car parks within easy walking distance.

**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](https://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](https://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](https://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.



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