



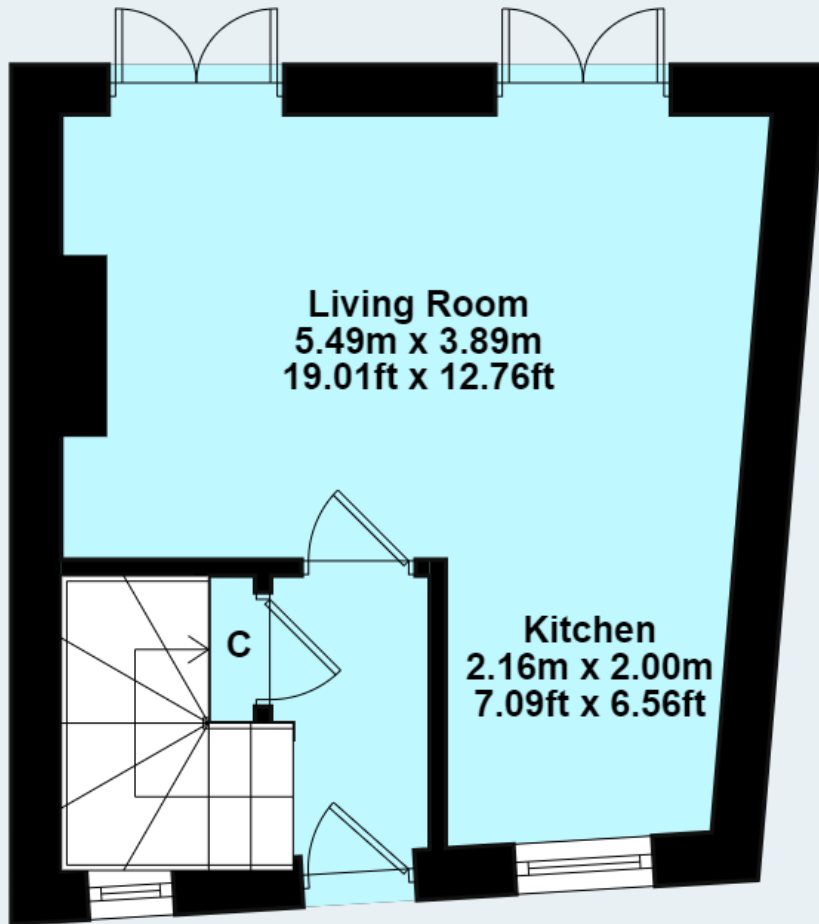
**Mill Street Bakery,**  
Watchet, TA23 0FA.  
£215,000 Freehold



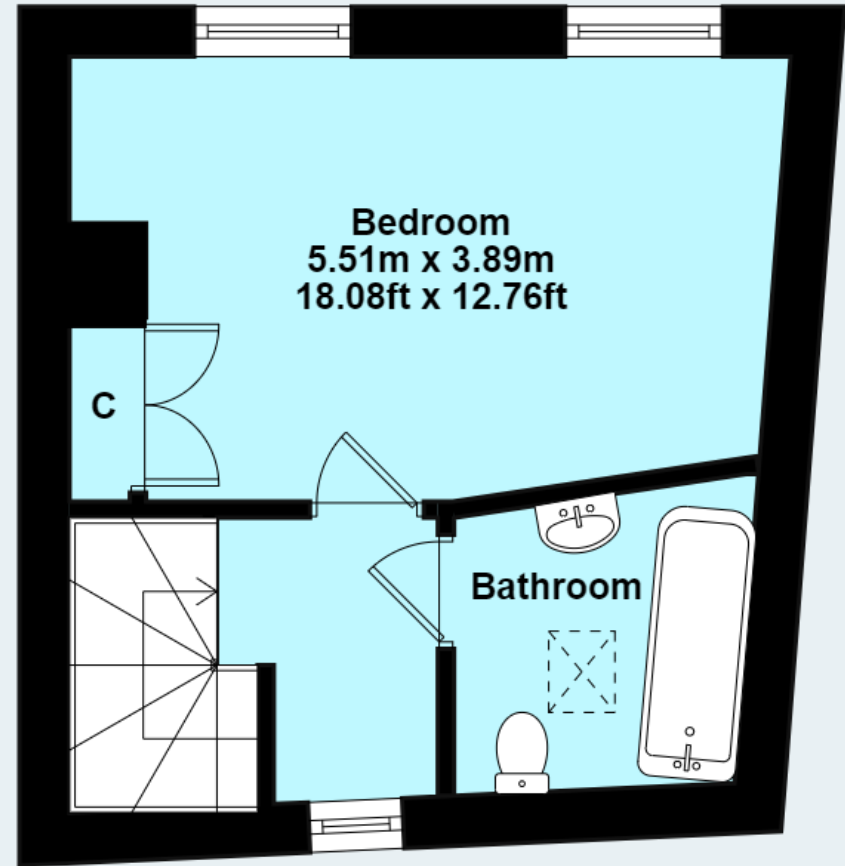
**Wilkie May  
& Tuckwood**

# Floor Plan

Ground Floor



First Floor



**TOTAL FLOOR AREA:**  
62.64sqm (674.25sqft) Approx.

## Description

A unique opportunity to acquire a large one bedroom terraced cottage situated in the heart of Watchet town centre with off road parking and No Onward Chain.

- Terraced
- 1 Bedroom
- Immaculate Throughout
- Close to Town Centre
- No Onward Chain

The property comprises a terraced cottage situated in a central location within the Conservation area of the town of Watchet, built by Messrs. Acorn Homes. The property is of traditional brick and block construction with K-rendered elevations under a slate roof with the benefit of full timber framed double glazing and gas central heating supported by a wood burner in the living room. The spacious cottage was originally designed as a two bedroom but the current owners decided to opt for a large one bedroom. The cottage is run as a very successful holiday let with many forward bookings and is available for sale as a going concern with furniture available by separate negotiation.

The accommodation in brief comprises; door into Entrance Hall; understairs storage cupboard. Door into open plan Living Room/ Kitchen/Dining Room; with double aspect and patio doors leading to the garden, the kitchen area is fitted with a range of cream coloured cupboards and drawers under a wood effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashback, fitted electric oven with four ring induction hob and extractor fan over, space and plumbing for a slimline dishwasher, space for under counter fridge, wall mounted Worcester combi boiler for central heating and hot water, ample room for dining table, wood burner inset into chimney breast with slate hearth, TV point.

Stairs to First Floor Landing. Door into Principle Bedroom; with hatch to roof space, aspect to rear, built in shallow double wardrobe, TV point. Bathroom; with white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail, Velux window.



**OUTSIDE:** The property has the benefit of an enclosed rear garden flanked by an attractive stone and brick wall to one side and a fenced border to the other. The garden is laid mainly to lawn with a gravelled and patioed seating area with access to the off road parking. There is one allocated parking space for this property as well as a bin store.

**AGENTS NOTE:** The property is subject to a service charge of £360.00 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:** N/A—currently business rates.

**Parking:** There is one allocated parking space with 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](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 April 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:

<sup>8</sup> 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.