



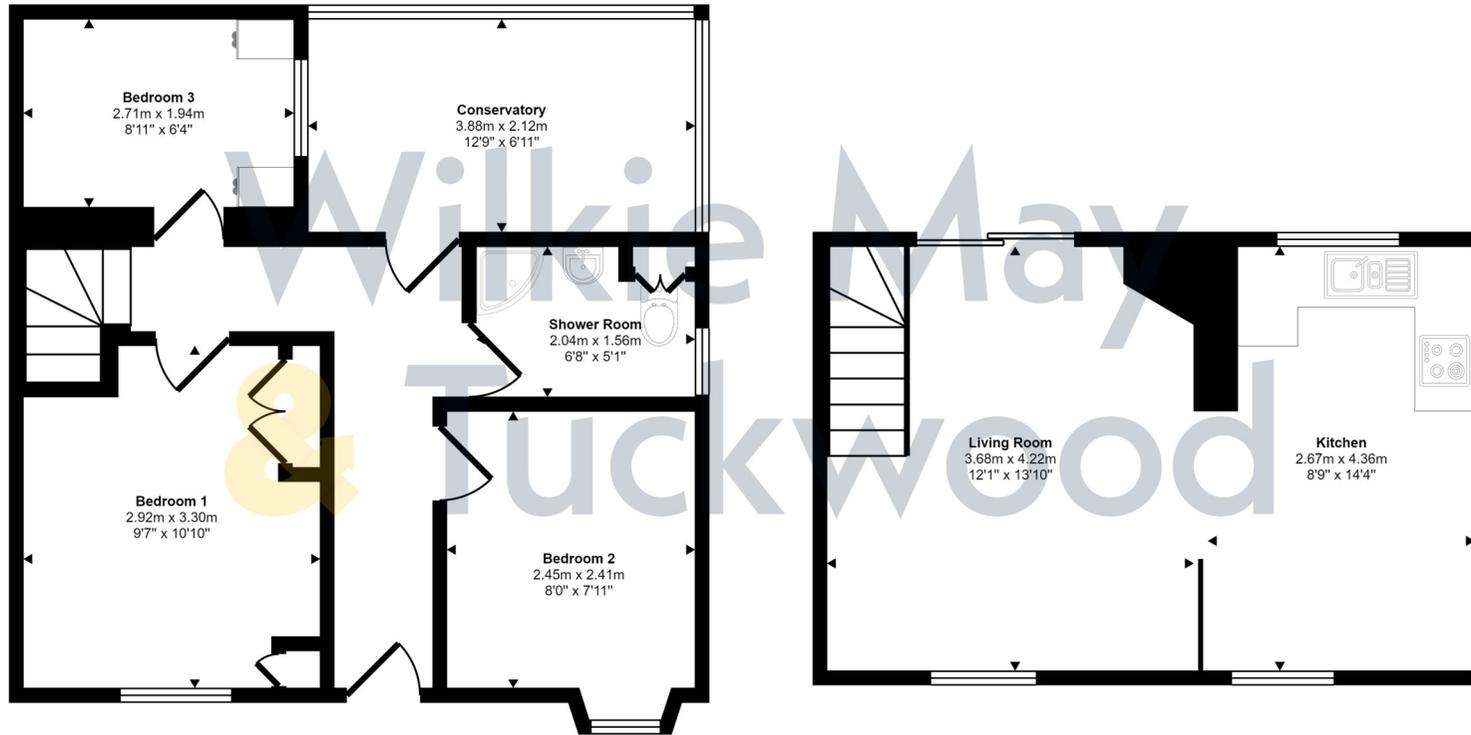
Market Street,
Watchet, TA23 0AW.
£279,950 Freehold

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Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
71 sq m / 766 sq ft



Ground Floor
Approx 43 sq m / 466 sq ft

First Floor
Approx 28 sq m / 300 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

An end of terrace 3 bedroom cottage, situated in a prime central position with stunning sea views, available with No Onward Chain.



- Idyllic location
- Popular seaside town
- Active Community
- Garage available separately
- Ideal second home or holiday let

The property comprises an end of terrace cottage of stone construction with rendered elevations under a tiled roof with the benefit of hardwood timber framed double glazing and gas central heating, situated just a moments walk from Watchet's amenities, the Harbour and Marina. The property is in good order throughout, having recently been redecorated, and sits adjacent to the West Somerset Coastline with fine views from the Living Room over the Bristol Channel to the Welsh Coastline. The house is arranged as an "upside down" property, to ensure the views can be enjoyed, and it would make an ideal second home or holiday let.

The accommodation in brief comprises; obscured glazed wooden door into Entrance Hall. Bedroom; with aspect to front with fitted wardrobes. Shower Room; with white suite comprising shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin, light and shaver point over, cupboard housing Worcester Combi boiler for central heating and hot water. Bedroom; with aspect to front, range of fitted wardrobes. Bedroom; with aspect to rear with fitted wardrobes and vanity table. Conservatory; with double glazed units and power point. Stairs to First Floor; with open plan living accommodation, enjoying a triple aspect view with views to the Harbour and immediately over the Bristol Channel, to the Welsh coastline, Steep Holm, Flat Holm and towards Minehead; sliding patio doors to decked balcony area.

Kitchen; comprising a range of wood effect cupboards and drawers under a granite effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, space and plumbing for washing machine, fitted electric oven with four ring hob and extractor hood over, space for tall fridge freezer, ample room for dining table; hatch to roof space.



OUTSIDE: The property benefits from an easily maintained walled courtyard with fantastic sea views and an outside tap.

AGENTS NOTE: There is parking nearby in two public car parks where annual permits can be purchased for approximately £200.00 per annum. Alternatively, a nearby Garage is owned by our clients who would be willing to sell it for an additional sum, subject to contract.



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: C

Parking: There is no 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 February 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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