

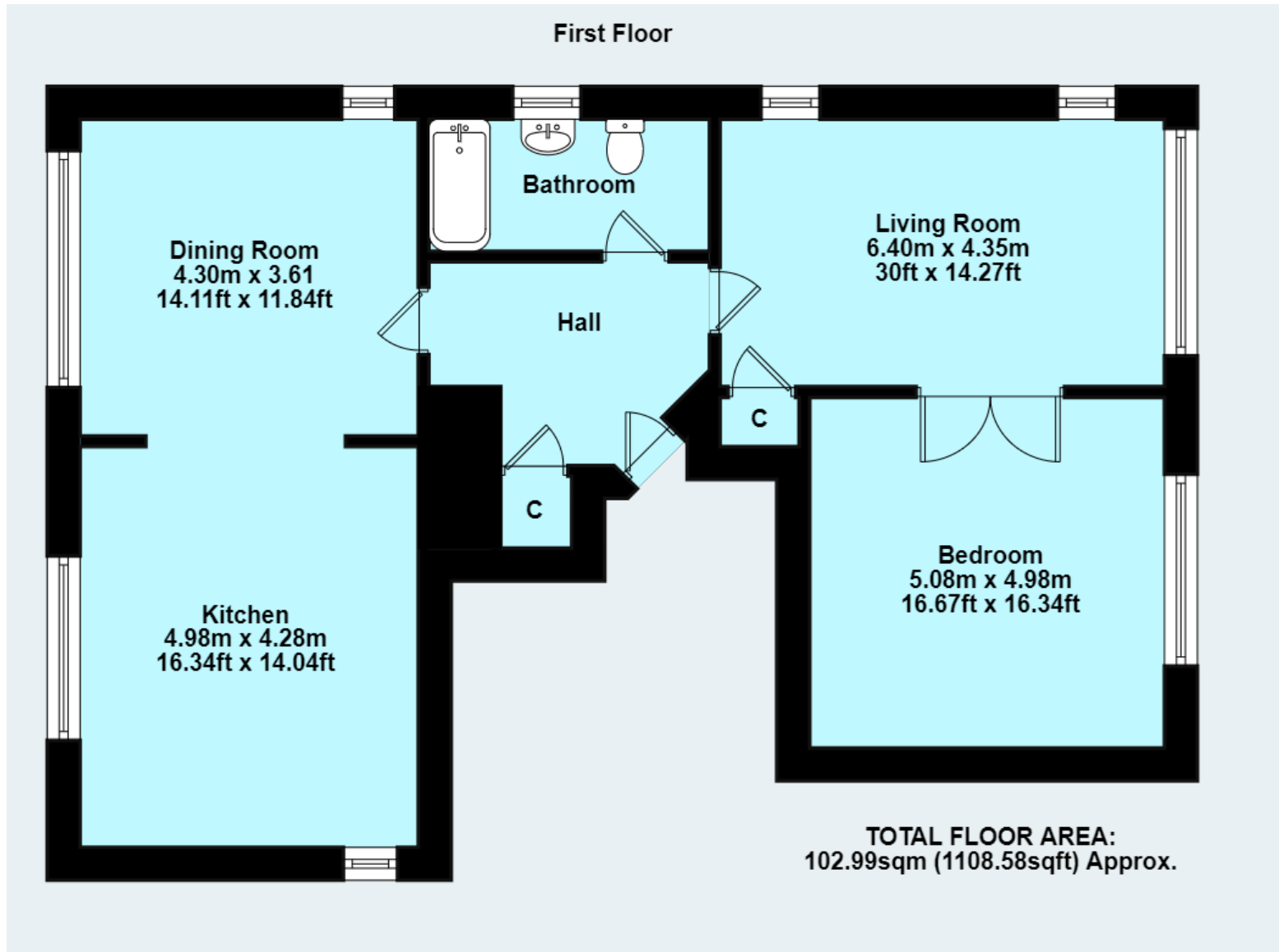


Belmont,
Watchet, TA23 0AX.
£200,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A large and unique ground floor apartment, with scope to make a comfortable one if not to bedroom property on the outskirts of the town with No Onward Chain.



- Ground Floor Flat
- 1 Bedroom
- In Need Of Renovation
- Parking
- No Onward Chain

The property comprises one of three flats situated in an attractive former mill managers building on the edge of the town with 1100 square feet of ground floor accommodation. The flat is now in need of modernisation and is so spacious, that there is scope to make it a two bedroom property if desired and with some careful planning. The flat has gas central heating, and No Onward Chain.

The accommodation in brief comprises; The accommodation in brief comprises; Door into Entrance Hall; under stairs storage cupboard. Kitchen/Dining Room; with a triple aspect, gas fired Aga for cooking only, range of pine kitchen cupboard and drawers under a granite effect rolled edge worktop with tiled splashbacks, inset one and a half bowl sink and drainer, mixer tap over, space and plumbing for a washing machine, space for a tall fridge/freezer. Living Room; with double aspect and fireplace, double doors into Bedroom; with aspect to the side. Family Bathroom; white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, cupboard housing Vaillant combi boiler for central heating and hot water.

Agents Note; The property has two parking spaces and pays a one third contribution towards the annual insurance policy and any maintenance. The new owner will take on the role of director of the management company which is owned and operated by the flat owners.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Leasehold 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 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 September 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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