



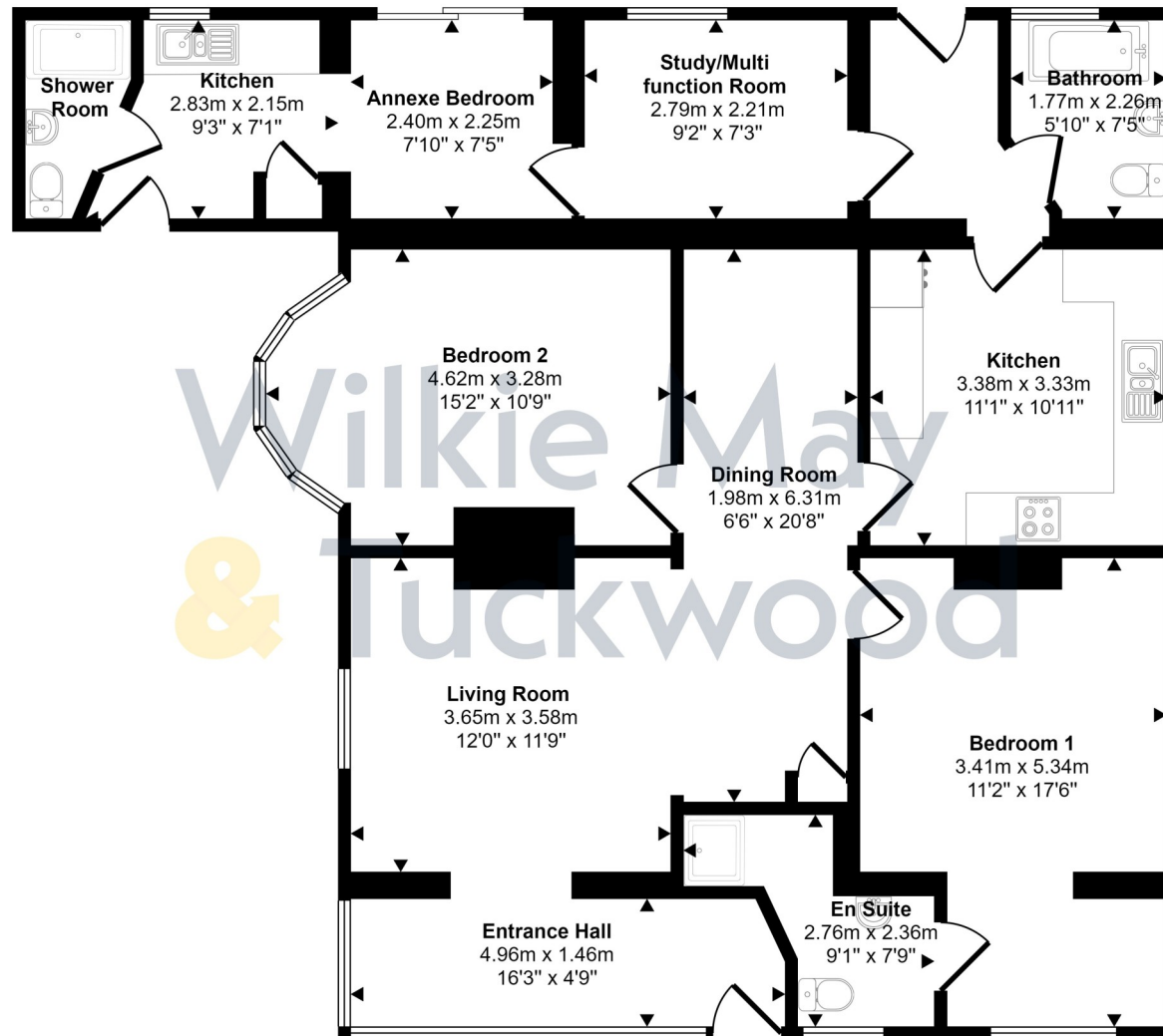
**West Street,**  
Watchet, TA23 0BJ.  
£250,000 Freehold

			
3	2	3	EPC

**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
115 sq m / 1242 sq ft



Floorplan

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

A unique and beautifully presented three bedroom ground floor apartment with views over the Bristol Channel, toward the Lighthouse and Quantock Hills.

- Ground Floor Apartment
- 3 Bedrooms
- En-Suite Principle Bedroom
- Garage & Parking
- Well Presented Throughout

The property comprises a Freehold ground floor apartment, situated on a small exclusive park home development on the edge of the popular coastal town of Watchet. The property offers a unique opportunity to live in a ground floor property with income potential on the edge of the West Somerset Coastline, that will be found in excellent order throughout. The property is of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. Viewings are strongly advised.

The accommodation in brief comprises; double glazed uPVC door into Entrance Hall; oak engineered flooring, squared archway into L Shaped Living Room/Dining Room; with oak engineered flooring, alcove fitted shelving, storage cupboard, ample room for dining table. Kitchen; with aspect to side, grey wood effect laminate flooring, a good range of grey fitted cupboards and drawers under an oak fitted worktop with tiled splashbacks, inset one a half bowl stainless steel sink and drainer, mixer tap over, fitted electric oven, four ring hob and extractor fan over, space and plumbing for a dishwasher, integrated fridge/freezer. En-Suite Bedroom 1; with a double aspect and far reaching views to the Quantock Hills, fitted bedroom furniture, oak engineered flooring, door into En-Suite Shower Room; with shower cubicle with thermostatic mixer shower over, low level WC, wash basin, heated towel rail, shaver point. Bedroom 2; aspect to side, wood effect laminate flooring, bay window. Rear Hall; with door to rear garden, door into Family Bathroom; with white suite comprising panelled bath, mixer shower attachment over, tiled surround, low level WC, wash basin. Study/Multifunction Room; aspect to rear, far reaching uninterrupted sea views over the Channel to the Welsh Coast Line. Bedroom; with sliding patio doors to rear garden. Kitchen; with comprising a range of wood effect cupboards and drawers under a wood effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, space and plumbing for a washing machine, space for a tumble dryer, cupboard housing iDeal combi gas fired boiler for central heating and hot water, door to driveway and door into Shower Room; with shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin.



**OUTSIDE:** The property has two driveways providing off road parking for two to three vehicles. There is a pre-cast concrete Garage with up and over door, power and lighting and the remainder of the garden is laid to paving for ease of maintenance.

**ADDITIONAL NOTES:** The property has a mains water supply and pays a fixed rate to the park of £21pcm. There is a one bedroom flat above which is on a long lease and that flat pays a monthly service charge of £40 to the owners of West Bay House.



#### 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 a garage and 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](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)

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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.



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