

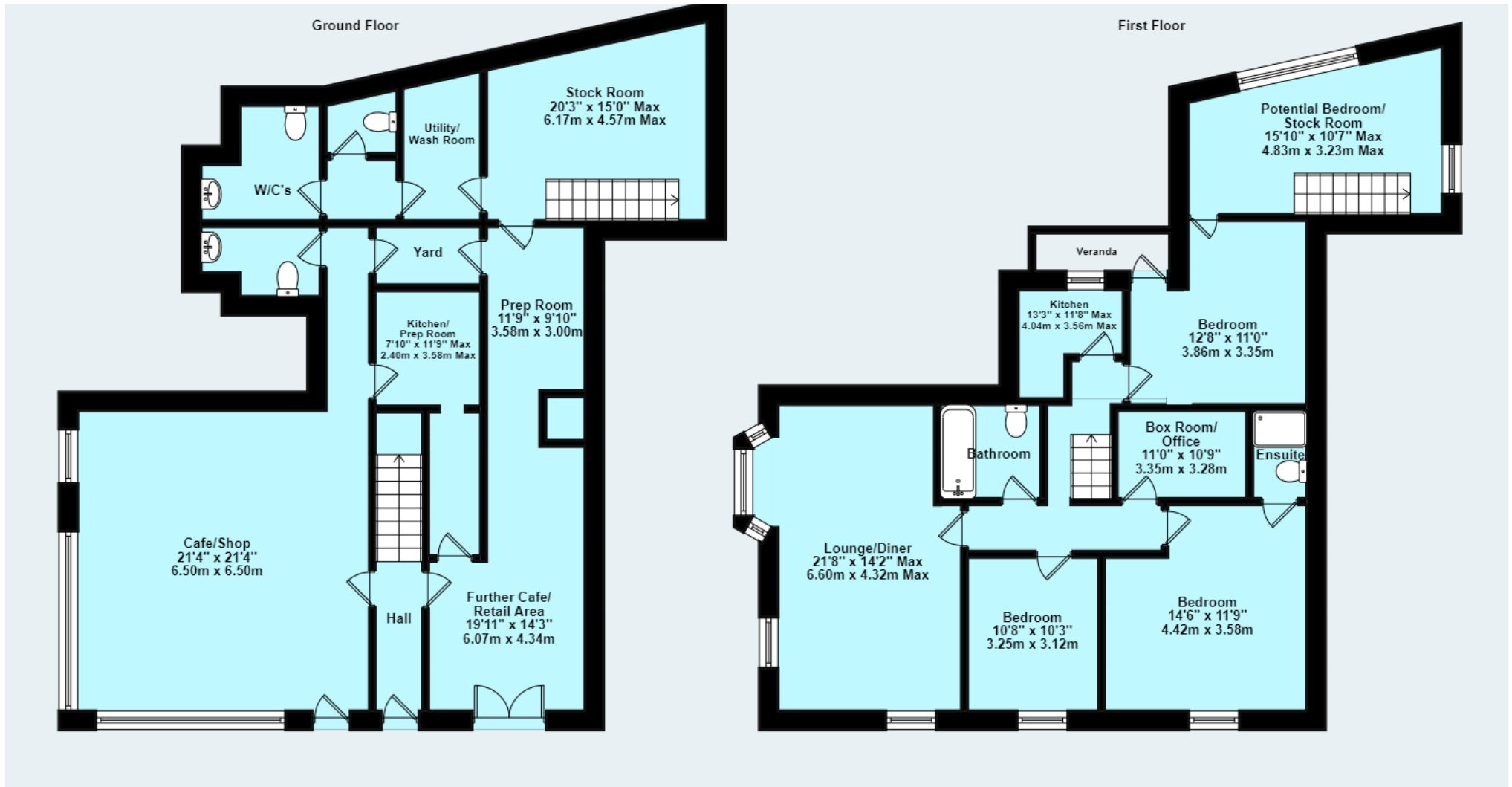


**Market Street,**  
Watchet, TA23 0AN.  
£385,000 Freehold

			
3	2	2	EPC

**Wilkie May  
& Tuckwood**

# Floor Plan



# Description

Situated in arguably Watchet's best trading positions, is this large commercial cafe with spacious and well maintained living accommodation over.



- Prominent Situation
- Excellent Trading History
- Well Maintained Throughout
- Outlook Over The Marina
- No Onward Chain

The property comprises a terraced premises of traditional stone construction with rendered elevations under a tiled roof with the benefit of gas central heating and flexible and well maintained living accommodation overlooking the towns Marina. The premises has for many years operated as a very successful cafe, and with some thought could be split to provide two trading units if desired. The position is central to the High Street and for those seeking a new life by the sea, with a home an income opportunity, this is a perfect opportunity.

Shop Premises—The shop premises comprises two trading areas, supported by three visitor WC's. The Kitchen and preparation areas are well equipped and for a separate sum, all the appliances could be included.

The flat above in brief comprises; Stairs to first floor landing from Shop. Door off of the Landing into the Kitchen; with an aspect to the rear, modern fitted kitchen with a good range of high gloss cream coloured cupboards and drawers under a rolled edge wood effect worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, tiled splashback, integrated dishwasher, integrated fridge, integrated hob and electric oven. Door into Bedroom or Dining Room; with oak engineered wood flooring. Living Room; with double aspect, oak engineered wood flooring, exposed beams, feature cast iron Victorian fireplace, views over the Marina. En-Suite Bedroom 1; aspect to front, with oak engineered wood flooring, hatch to roof space with ladder, door into Shower Room; with shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail. Bedroom 2; aspect to front, oak engineered wood flooring, fitted wardrobes. Office Room of Bedroom 3; with oak engineered wood flooring, Velux window, exposed beams. Family Bathroom; with white suite comprising panelled bath, tiled surround, low level WC, pedestal wash basin.





### 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 no parking at the property. Parking is available in the nearby public car parks

**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 November 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.



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