



West Bay Park

Watchet, TA23 0BJ

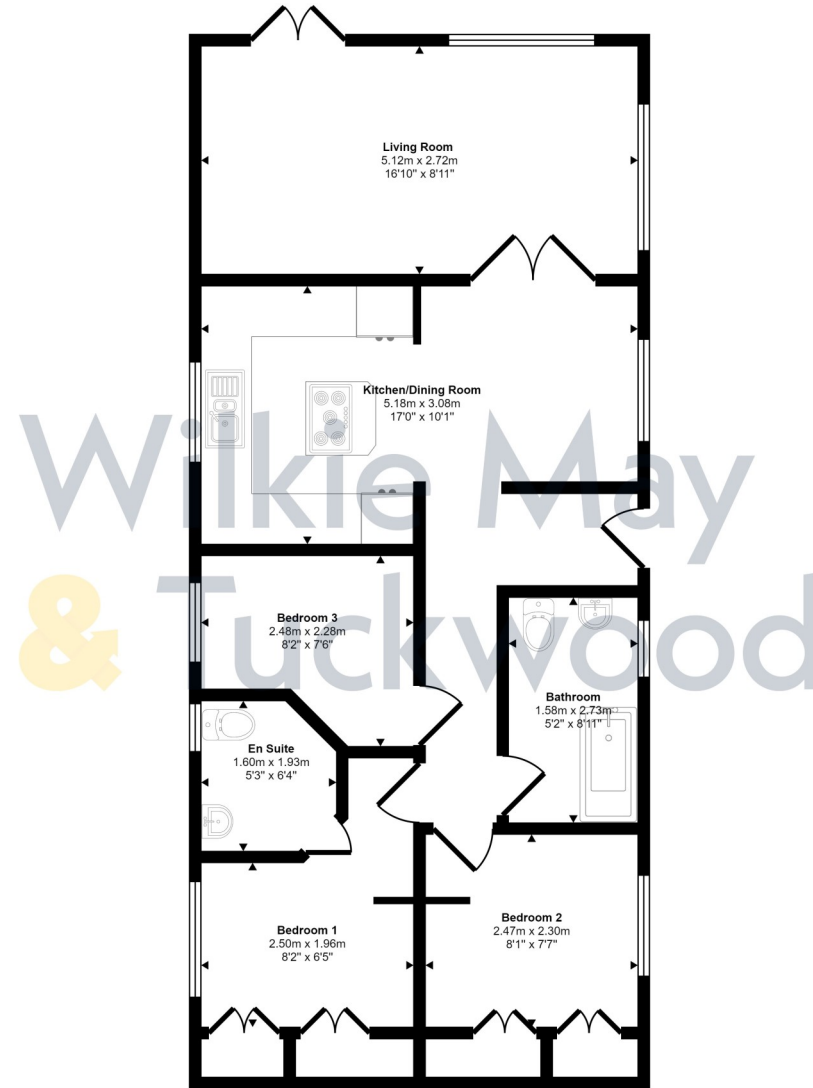
£142,500 Leasehold



Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
64 sq m / 693 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 detached three bedroom lodge, situated in a stunning location, with views over the Bristol Channel, and No Onward Chain.

- Detached Lodge
- 1 En-Suite Bedroom
- Uninterrupted Views
- Off Road Parking
- Full Time Occupation

THE ACCOMMODATION COMPRISES IN BRIEF:

Glazed door into Kitchen/Dining Room; with a fitted kitchen comprising a good range of wood effect cupboards and doors under a granite effect worktop with inset stainless steel sink and drainer, mixer tap over, fitted eye level oven, with microwave over, integrated dishwasher, integrated fridge/freezer, central island with gas hob and extractor hood over, door into Living Room; with aspect to front overlooking the Bristol Channel and in the distance to the Welsh Coastline, with patio doors, Tv point, Telephone point.

En-Suite Bedroom with aspect to side, and door into en-suite with WC, and wash basin. Bedroom 2; aspect to side, fitted wardrobes. Bedroom 3; aspect to side.

Bathroom; white suite comprising panelled bath, tiled surround, low level WC, wash basin inset into vanity unit.

AGENTS NOTE: The property is owned and operated by West Park Ltd and we understand there is a monthly service charge of £163.96 payable to the company for the upkeep and maintenance of the driveway and communal parts. The site is for over 55s and pets are allowed.



OUTSIDE: The property has a block paved driveway offering off road parking for 2 vehicles. There is a concrete storage shed; 6ft x 4ft with power and lighting. A good sized decking platform takes in the best of the views, uninterrupted to the Welsh coastline and along to Weston-super-Mare and Burnham-on-Sea taking in Steep Holm and Flat Holm.



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 West and Taunton Council, Killick Way, Williton, Taunton, Somerset. TA4 4QA

Council Tax Band: A

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 July 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.



Tel: 01984 634793
35 Swain Street, Watchet, Somerset, TA23 0AE

