



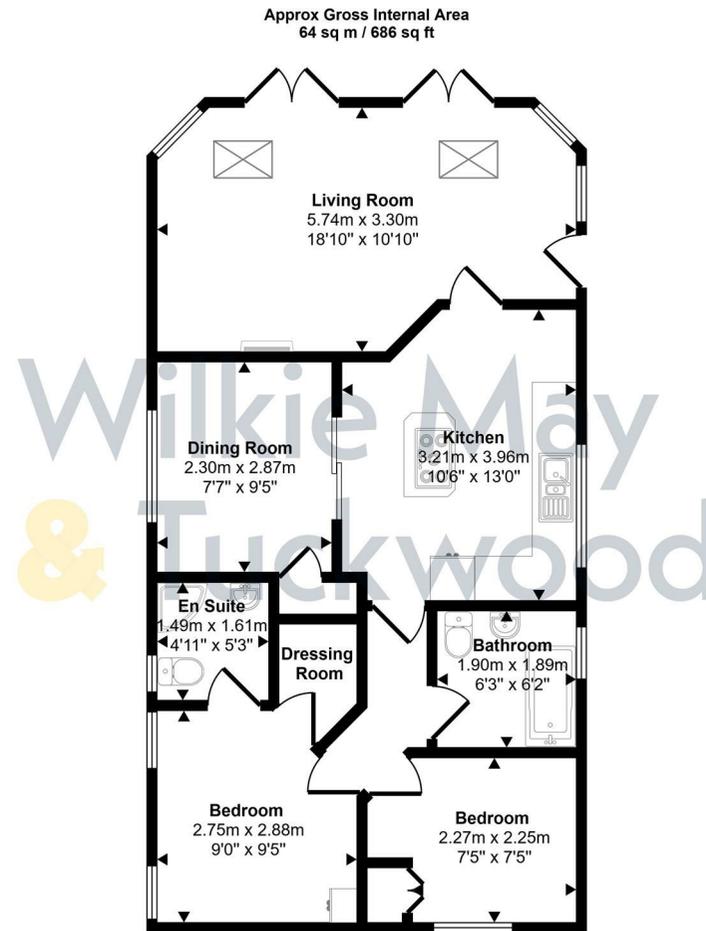
Watchet TA23 0BJ

Price £145,000 Leasehold



Wilkie May
& Tuckwood

Floorplan



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

NO ONWARD CHAIN - A well presented detached two bedroom, two bathroom park home with far reaching stunning coast views, gas central heating and No Onward Chain.

- No Onward Chain
- Over 55s Site
- En-Suite Bedroom
- Uninterrupted Views Over The Bristol Channel
- Walking Distance to Local Amenities



The property comprises a detached two bedroom park home, situated on West Bay Park, a small site situated above the town. The Park Home will be found in good decorative order throughout and benefits from full uPVC double glazing, gas central heating, a modern kitchen with integrated appliances and No Onward Chain.

The accommodation in brief comprises; glazed uPVC door into Sitting Room; two sets of French doors onto the patio, far reaching views to the Bristol Channel, to the Welsh coastline and to North Hill, Minehead. Modern electric fireplace.

Glazed door into the Kitchen; tiled floor, modern fitted kitchen comprising a range of fitted cupboards and drawers under a squared edge granite effect worktop, inset 1 ½ bowl stainless steel sink and drainer, mixer tap over, cupboard housing an Alpha gas combi boiler, space for an American fridge-freezer, integrated dishwasher, eye level electric double oven, five ring gas hob on an island with hood over.

Sliding doors into the Dining Room; with an aspect to the side, storage cupboard.

Rear hall with door into the Family Bathroom; with white suite comprising panel bath with thermostatic mixer shower over, tiled surround, low level WC, wash basin, heated towel rail.

Bedroom 1; with aspect to side, dressing room. Door into the En-Suite Shower Room; with a tiled shower cubicle, thermostatic mixer shower over, pedestal wash basin, low level WC. Bedroom 2; aspect to front.

OUTSIDE: The property benefits from two off road parking space, and side gardens laid to lawn. There is also a generous decking area with commanding uninterrupted views over the Bristol Channel toward Minehead, and the Welsh Coastline.

There is also a 6ft x 4ft shed with power and lighting.



AGENTS NOTE: We understand there is a monthly service charge of £172.00 payable to the company for the upkeep and maintenance of the driveway and communal parts. The site is for over 55s. The furniture will also be included in the sale along with the fridge/freezer.

MATERIAL INFORMATION:

Council Tax Band: A

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

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

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

