



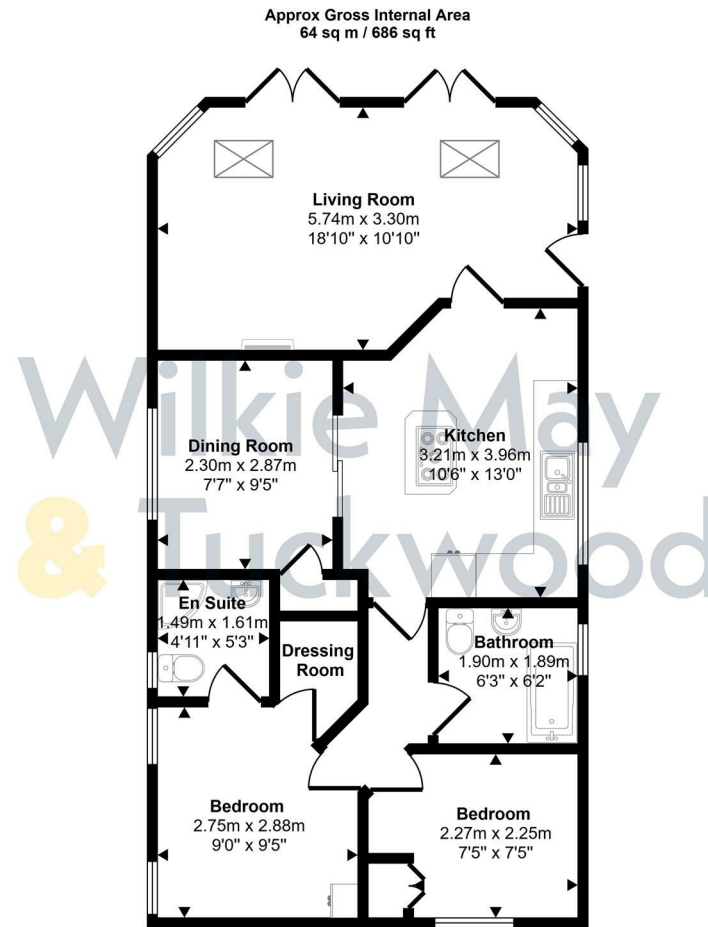
Watchet TA23 0BJ

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](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)

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.



## GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Leasehold

**Services:**

**Local Authority:**

**Property Location:** Council Tax Band: A

**Broadband and mobile coverage:** We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water: XXX Rivers and the Sea: XXX risk Reservoirs: XXX Groundwater: XXX.** We recommend you check the risks on

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 purchasers 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 warranties 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 3rd January 2026. 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.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



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