



Wilkie May
& Tuckwood



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The Rope Walk

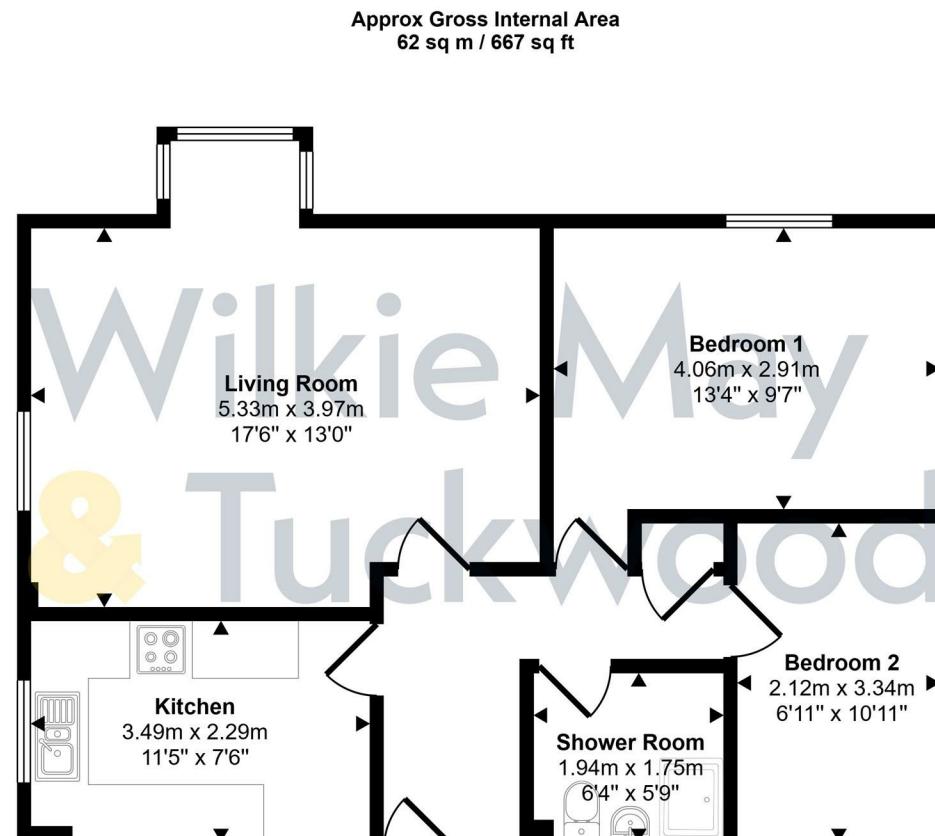
Watchet TA23 0ET

Price £139,950 Leasehold

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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 two bedroom purpose built first floor flat in need of cosmetic modernisation, available with No Onward Chain.

- No Onward Chain
- Close to Town Centre & Local Amenities
- Off Road Parking
- In Need of Improvement



The property comprises a purpose-built two bedroom flat, situated in a convenient position, just a short walk from the town centre and its amenities. The flat is in need of cosmetic modernisation and benefits from full uPVC double glazing, gas central heating and off road parking.

The accommodation in brief comprises: door into Entrance Hall; hatch to roof space, boiler cupboard housing ideal Combi boiler for central heating and hot water.

Kitchen; with aspect to front, range of wood effect cupboards and drawers under a granite effect rolled edge worktop with inset sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven, four ring gas hob and extractor hood over, space and plumbing for washing machine, space for three quarter height fridge/freezer.

Living Room; with a double aspect, TV point.

Bedroom One; with aspect to side. Bedroom Two: with aspect to rear. Shower Room; with shower cubicle, electric shower over, low-level WC, pedestal wash basin.

OUTSIDE: There is off road parking for one vehicle.

MATERIAL INFORMATION:

Council Tax Band: A



Tenure: Leasehold - Management Charge: The block of flats is self-managed and the owner currently pays £75pcm to cover insurance and the sinking fund. We understand that the flat can be sublet and the original lease granted was for 999 years on the 1st January 1981.

Utilities: Mains water, electricity, sewage, gas

Parking: There is one off road parking space 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.



Willie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

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rightmove



MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavor to make our sales particular as accurate as possible, there is always a point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

CONTRACT ON BEHALF OF THE VENDOR. 4. No person in the employ of Milwaukee My-Two-Way may accept or make any representations of whatever kind to any customer or client in respect of the services of the company or of the correctness of any statement or representation made by any of the officers or employees of the company or of any of the other departments of the company.

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PERMISSION TO USE. 2. All descriptions, dimensions, rates, charges, terms and conditions for use and occupation and other details given in good faith, and are believed to be correct but only in the opinion of the professional person who has been engaged to inspect the premises and to advise as to the correctness of the same.

NOTICE TO THE VENDOR. 1. The particular descriptions and details given in good faith, and are believed to be correct but only in the opinion of the professional person who has been engaged to inspect the premises and to advise as to the correctness of the same.

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

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

broadband and mobile coverage: We understand that there is xxxx mobile coverage. The maximum available broadband speeds are xxxx mbps download and xxxx mbps upload.

Property Location: Council Tax Band: A

Local Authority:

הנחיות. להסנאות

GENERAL REMARKS AND STIPULATIONS:

