



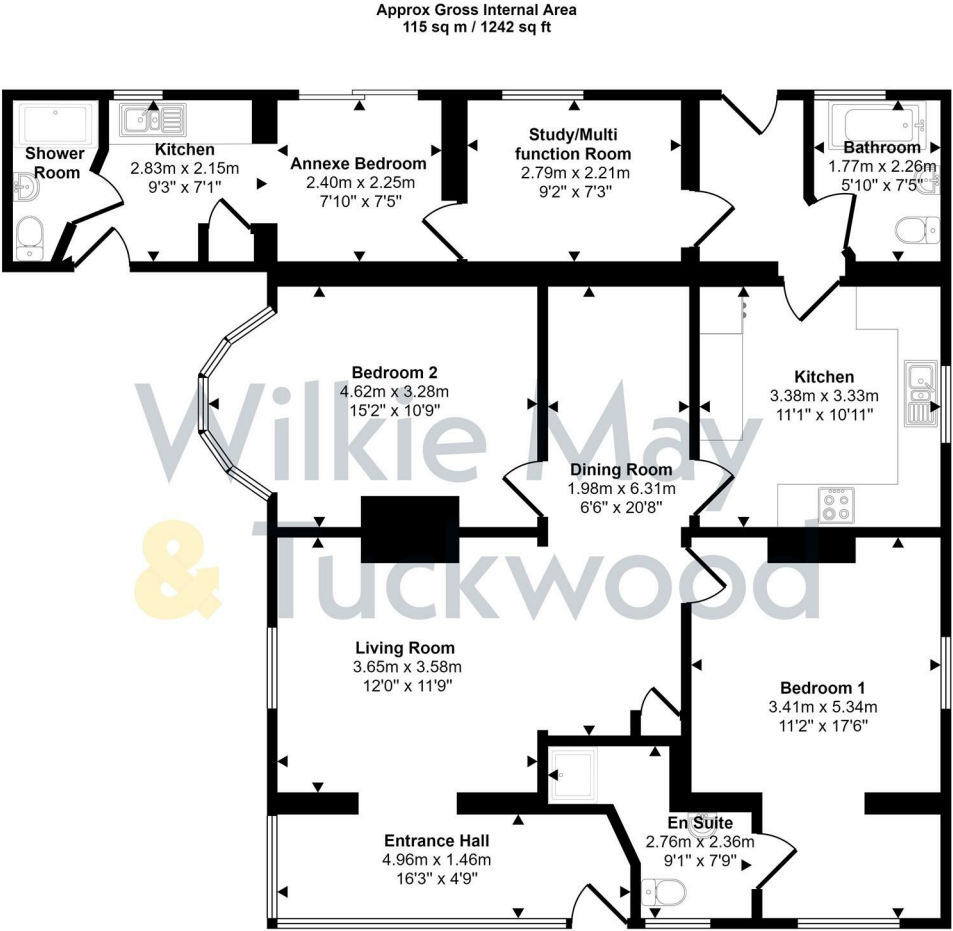
Watchet TA23 0BJ

Price £239,950 Freehold



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

**FAR REACHING VIEWS – A unique and beautifully presented three bedroom property with views over the Bristol Channel, toward the Lighthouse and Quantock Hills.**

- Well Presented Accommodation
- Far Reaching Sea Views
- Garage & Off Road Parking
- Income Opportunity
- Gas Fired Central Heating
- uPVC Double Glazing



The property comprises a Freehold three bedroom property, situated adjacent to a small exclusive park home development on the edge of the popular coastal town of Watchet. The property offers a unique opportunity to live in a ground floor property with income potential on the edge of the West Somerset Coastline, that will be found in excellent order throughout. The property is of traditional brick construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. Viewings are strongly advised.

The accommodation in brief comprises; double glazed uPVC door into Entrance Hall/Sun Room; oak engineered flooring.

Squared archway into L Shaped Living Room/Dining Room; with oak engineered flooring, alcove fitted shelving, storage cupboard, ample room for dining table.

Kitchen; with aspect to side, grey wood effect laminate flooring, recently fitted with a good range of grey fitted cupboards and drawers under an oak fitted worktop with tiled splashbacks, inset one a half bowl stainless steel sink and drainer, mixer tap over, fitted electric oven, four ring hob and extractor fan over, space and plumbing for a dishwasher, integrated fridge/freezer.

En-Suite Bedroom 1; with a double aspect and far reaching views to

the Quantock Hills, oak engineered flooring, door into En-Suite Shower Room; with shower cubicle with thermostatic mixer shower over, low level WC, wash basin, heated towel rail, shaver point.

Bedroom 2; aspect to side, wood effect laminate flooring, bay window.

Rear Hall; with door to rear garden.

Rear Hall; with door to rear garden.

Study/Multifunction Room; aspect to rear, far reaching uninterrupted sea views over the Channel to the Welsh Coast Line.

Bedroom; with sliding patio doors to rear garden.

Kitchen or Utility Room; with comprising a range of wood effect cupboards and drawers under a wood effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, space and plumbing for a washing machine, space for a tumble dryer, cupboard housing iDeal combi gas fired boiler for central heating and hot water, door to driveway.

Door into Shower Room; with shower cubicle with tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin.

OUTSIDE: The property has two driveways providing off road parking





#### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** Freehold

**Services:** Add text here

**Local Authority:**

**Property Location:** Add text here **Council Tax Band:** C

**Broadband and mobile coverage:** Add text here

**Flood Risk:** Add text here

**Planning:** Add text here

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 April 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.

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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