



## Mill Street

Watchet TA23 0FA

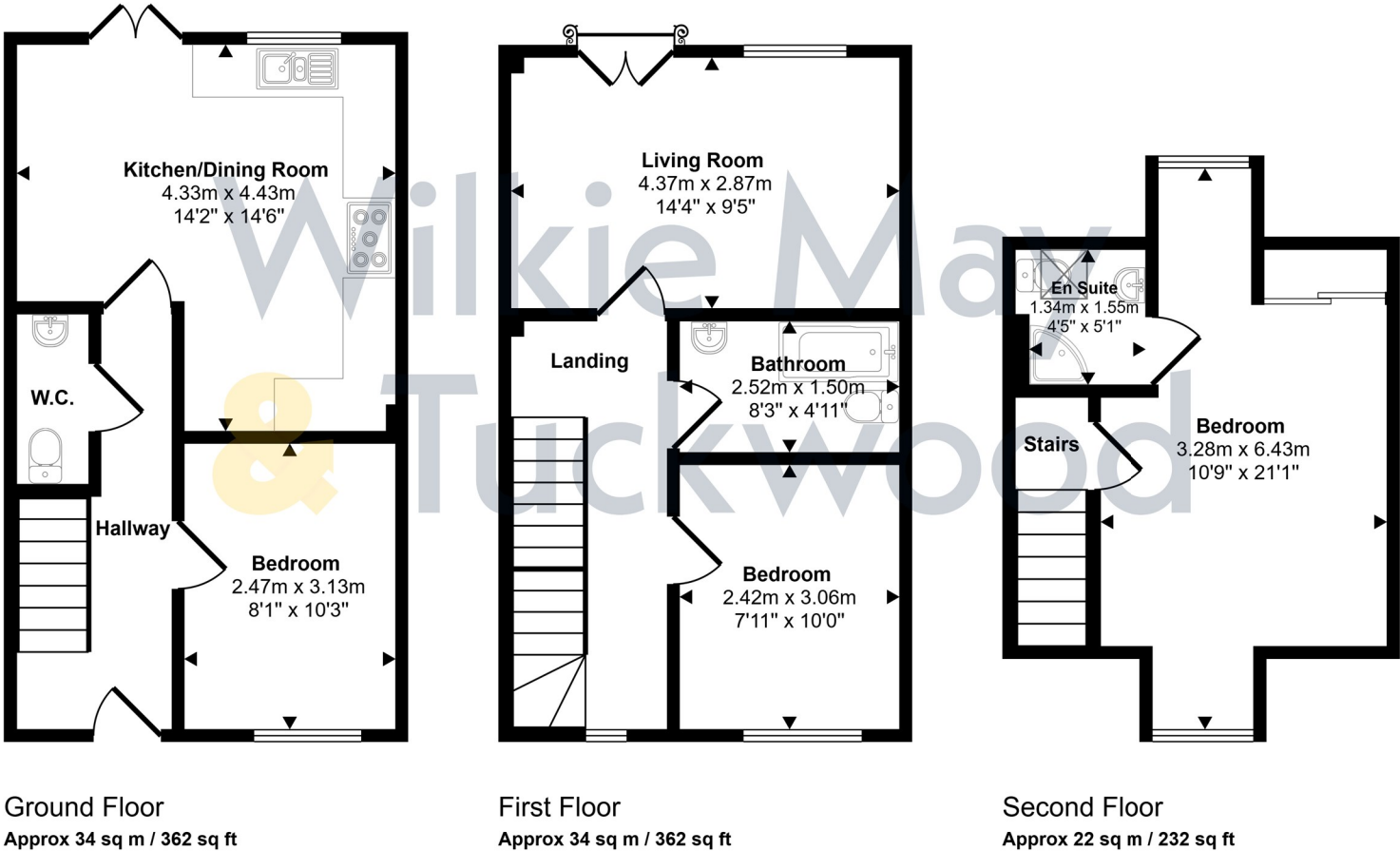
Price £289,950 Freehold



Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
89 sq m / 956 sq ft



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

**CLOSE TO AMENITIES – Centrally situated in the heart of Watchet's Conservation Area is this modern three bedroom, three storey townhouse with off road parking and views to the Bristol Channel.**

- Close to Town Centre & Amenities
- Gas Fired Central Heating
- Timber Framed Double Glazing
- En-Suite Bedroom
- Allocated Parking



The property comprises a modern terraced town house, built by Messrs Acorn Homes of traditional brick and block construction with K rendered elevations under a slate roof, with the benefit of timber framed double glazed windows, gas central heating and one allocated parking space. The house has flexible accommodation and is situated just a stones throw from the town centre, the Harbour and Marina, and would make a comfortable permanent home/second home or holiday let.

The accommodation in brief comprises; Wooden door with inset leaded light glazed panel into Entrance Hall; with wood effect Karndean flooring, door to understairs storage cupboard.

Door into Ground Floor Bedroom / Study; with aspect to front.

Door into Downstairs WC; with pedestal wash basin, low level WC, and Karndean wood effect flooring.

Downstairs WC; with pedestal wash basin, low level WC, and Karndean wood effect flooring. Kitchen / Dining Room; with aspect to rear and patio doors to the rear garden with Karndean wood effect flooring, modern fitted shaker style dove coloured kitchen cupboards and drawers under a quartz worktop with inset sink and mixer tap over. Space for a range oven with extractor hood over, space for an American fridge/freezer, space and plumbing for a dishwasher, space and plumbing for a washing machine, ample room for a dining table.

Stairs to the first floor landing. Door into Living Room; aspect to rear, patio doors leading to the Juliette balcony.

Door into the Family Bathroom; with white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail. Bedroom Two; with aspect to front.

Stairs to the Second Floor. Door into En-suite Bedroom One; double aspect with Dormer windows, hatch to roof space, built in wardrobe, far reaching sea view to the Bristol Channel and the Welsh coastline beyond.

Door into En-suite Shower Room; with white suite comprising corner shower tray, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, heated towel rail.

OUTSIDE: To the front there is a small lawned garden. To the rear is an enclosed garden laid to decking. A pedestrian gate leads to the parking area where there is one parking allocated space.

Service Charge: This property is situated on a private development, and there is an annual service charge of £540.00 payable per annum.

MATERIAL INFORMATION:



### 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.



**Tel: 01984 634793**

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

OAE



**WM&T**