



Sea Lane

Watchet TA23 0TJ

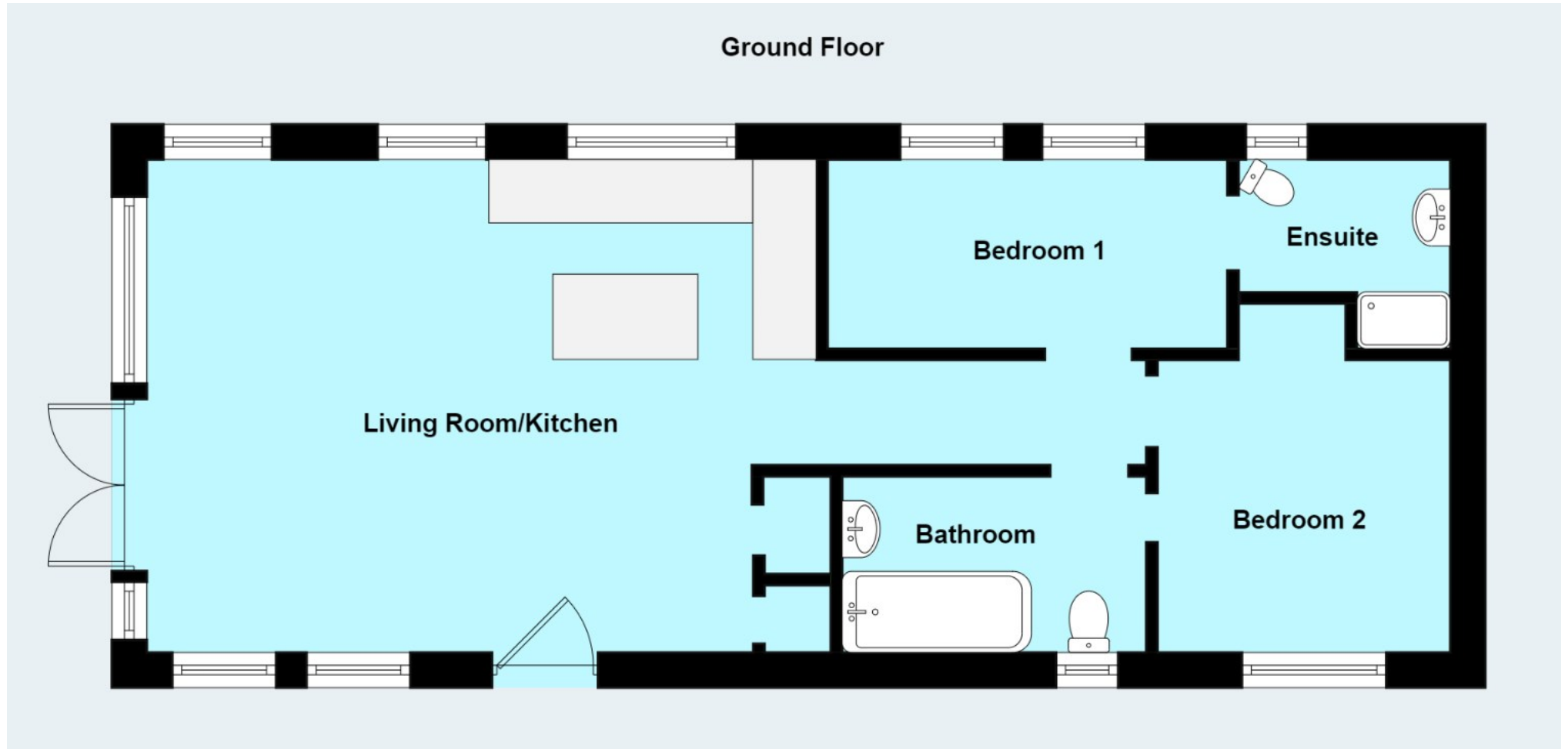
Price £75,000 Leasehold



Wilkie May
& Tuckwood

Floorplan

Ground Floor



Description

UNINTERRUPTED SEA VIEWS – A wonderfully positioned 40 x 20 detached holiday lodge with uninterrupted views over the Bristol Channel to the Welsh Coast Line and Watchet Lighthouse.

- Views Over The Bristol Channel
- Private Garden
- Off Road Parking
- En-Suite Master Bedroom
- Dogs Allowed



The property comprises a detached 2 bedrooms (one en-suite) holiday lodge situated on the favoured Haven caravan site on the edge of Watchet. You can occupy the lodge from 10th March to 6th November each year and you are able to sublet the unit for holiday letting purposes and you are allowed pets. The lodge has the rare benefit of its own private lawned garden, and a good-sized decking platform. The annual service charge is approximately £7500 per annum, and this can be subsidised by letting the unit at peak times. Water, electricity and gas usage are all in addition. As part of being an owner of Haven you become part of the Owners Exclusive Club.

Clear glazed door into open plan Living Room/Dining Room/Kitchen; triple aspect view, far reaching views over the adjacent Bristol Channel to the Welsh coastline, to North Hill, the Brendon Hill's and Watchet lighthouse.

Living Area; with living flame log effect electric fire, Tv point, fitted blinds.

Kitchen; with cream shaker style cupboards, under a granite effect rolled edge worktop, 1 ½ bowl stainless steel sink and drainer with mixer tap over, integrated fried, integrated dishwasher, fitted microwave oven, range oven with extractor hood over, island, storage cupboard, boiler cupboard with Morco gas fired boiler for central heating and hot water, part glazed door to rear hall.

Door into En-Suite Bedroom; with aspect to side overlooking the private garden and the Bristol Channel.

Door into Dressing Room area; with fitted drawers and hanging space.

Door into En-Suite Shower Room; with shower cubicle and thermostatic shower over, low level WC, washbasin inset into vanity unit, heating towel rail, light and shaver point.

Bedroom 2; aspect to side, range of fitted wardrobes and vanity table.

Door into Bathroom; with full sized panel bath, tiled surround, low level WC, wash basin inset into vanity unit, heated towel rail, light and shaver point.

OUTSIDE: The property has nearby off road parking and a good sized wrap around decking balcony taking in the best of the views and to the side a corner plot garden laid to lawn with planted beds and a seating area directly overlooking the Bristol Channel.

ACCOMMODATION:

Living Room/Dining Room/Kitchen

Rear Hall



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

Services: Add text here

Local Authority:

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

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