



24 Bridge Park
Doniford, Watchet, Somerset, TA23 0TH

**WILKIE MAY
& TUCKWOOD**

An immaculately presented detached two bedroom park home situated on the edge of Watchet on a small and well tended site for those over the age of 55.



Doniford
Watchet | TA23 0QZ

Price: £84,995

GENERAL REMARKS AND STIPULATION

Tenure: Freehold
Council Tax Banding: A
Energy Rating: N/A

WILKIE MAY & TUCKWOOD

Tel: 01984 634793

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OUTSIDE: The park home has an easily maintained sunny rear courtyard garden laid to paving slabs and enclosed by fence panels. To the front there is a gravelled hard standing allowing off road parking for one vehicle with further visitor parking just a few yards away.

SERVICE CHARGES: We understand the current service charge is £139.00 per month. The water and electricity bills are shared with the other 24 dwellings on the site. The council tax being the lowest band (A) which is billed by West Somerset Council.

DIRECTIONS: From our office in Swain Street proceed to the Railway Bridge and turn left onto Brendon Road, follow the road out of Watchet towards Doniford, continue over the railway bridge and on your right hand side there is a bus shelter and a turning right signposted Williton, continue past the turning right and take the next turning left into Bridge Park where you will find the visitors parking on your left hand side.

LOCATION: Doniford is a small hamlet situated approximately one mile from the nearby seaside town of Watchet and the Quantock Hills (An Area Of Outstanding Natural Beauty). Watchet offers a wide variety of shops and local amenities such as, Supermarket, Newsagents, Post Office, Doctor's Surgery, and Opticians. The coastline and the West Somerset Steam Railway are notable attractions of the area. More extensive facilities are available at the popular coastal resort of Minehead, which is some 8 miles. Taunton, the county town of Somerset is approximately 18 miles and offers extensive shopping scholastic, cultural and sporting facilities. The property is well situated for national communications with access to the M5 motorway (J25) at Taunton which also has a mainline railway station.

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 lessors 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 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. **THE PROPERTY MISDESCRIPTIONS ACT 1991** 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. **8. Financial Evaluation** As 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. **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 the sale, please contact the office and we will be pleased to check the information with you.