



West Street
Watchet, Somerset. TA23 0BH

WILKIE MAY
& TUCKWOOD

West Street
Watchet | Somerset | TA23 0BH

Price: £265,000

GENERAL REMARKS AND STIPULATION

Tenure:

The property is offered for sale freehold, by private treaty

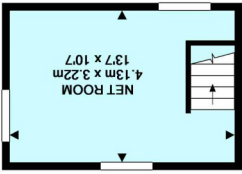
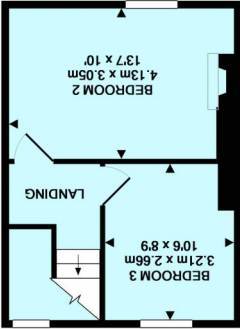
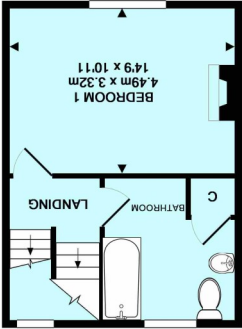
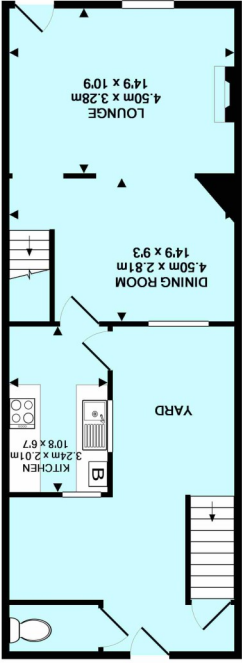
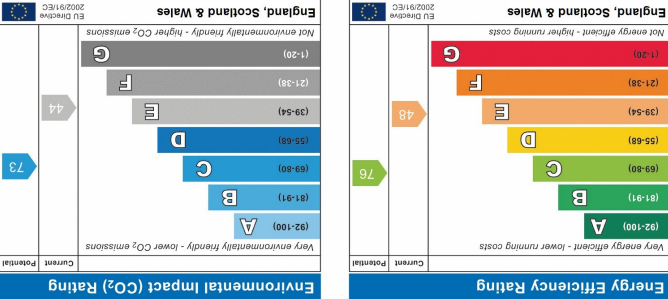
with vacant possession on completion.

Services:

Mains water, mains electricity, mains drainage,

Gas fired central heating.

Council Tax: N/A (Business Rated)



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TOTAL APPROX. FLOOR AREA 124.5 SQ.M. (1341 SQ.FT.)

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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 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 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 February 2017. MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate. While we endeavour to make our sales particulars 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. 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.





DESCRIPTION: The property comprises a fully renovated Victorian terraced house constructed of local stone under a tiled roof with the benefit of gas central heating and 180 degree sea views. The property has undergone a major programme of works in the last 12 months to include a re-wire, damp proofing and installation of new bathrooms and kitchen. The property is currently used as a holiday let and is to be sold as a going concern with the furniture and existing bookings subject to separate negotiation.

The well presented accommodation in brief comprises;

uPVC door into open plan Living Room/Dining Room; with oak 'Karndean' flooring, a Victorian cast iron fireplace with decorative tiled insets, tiled hearth, TV point, telephone point and an archway into a dining area; comprising, under stairs storage, feature open fireplace with exposed brick surrounds, ample room for a dining table a half glazed period door into the kitchen. The kitchen comprises a tiled floor, modern fitted 'Howdens' kitchen inclusive of a good range of cupboards and draws under a granite effect worktop with an inset sink and drainer with mixer tap over. The kitchen has an integrated "Smeg" dishwasher and washing machine, and space for a gas cooker with stainless steel splash back and further space for a tall fridge/ freezer, Velux window and a half glazed door to the rear courtyard.

Stairs to the first floor; half-landing with fantastic sea views through a picture window over the Bristol Channel and towards the Welsh coast. Family bathroom with "Karndean" oak effect flooring, a modern white three piece suite comprising a bath with mixer thermostatic shower over, his and hers wash basins inset into a double cupboard, a heated towel rail, further fantastic views, extractor fan and pine stripped door. The master bedroom is a large double room with an aspect to the front, alongside a Victorian feature fireplace and pine stripped door.

Stairs to the second floor; landing, hatch to roof space, Bedroom 2 is a double room with a pine stripped door and a Victorian feature fireplace with an aspect to the front. Bedroom 3 is a small double bedroom with pine stripped door and a window with lovely sea views.

OUTSIDE: There is a courtyard to the rear of the property accessed via the kitchen with old reclaimed brick flooring, under stairs storage. Within the courtyard there is an outside WC with terracotta tiled floor, w/c and a wash hand basin. There is also a modern wet room with electric 'Grohe' shower over, wash hand basin and extractor fan. Stairs rise from the courtyard garden to the "Beach Room" which is a very unique room with large picture window, triple aspect view, ideal logic combi boiler for central heating and oak effect "Karndean" flooring. Also from the courtyard garden there is a gate leading to the rear Victorian access. Across the pathway is a low maintenance decked area again enjoying stunning sea views.

DIRECTIONS: From our office in Swain Street turn right and follow the road around to the left into Market Street which then becomes West Street. The property will be found after a short distance on the right hand side.

LOCATION: Situated in the ancient harbour town of Watchet, boasting a colourful maritime history dating back over two thousand years. Nestled between Exmoor National Park and the Quantock Hills it is hard to believe that the M5 is only half an hour away, with Bristol and its international airport easily commutable. 21st Century Watchet still holds all the charm from long ago while offering the amenities essential to modern living including a post office, opticians, hairdressers, convenience stores and a host of quirky antique, gift and art shops as well as a popular deli, three cafes, a number of pubs, bed and breakfasts, two museums, junior school, and a doctor's surgery, the town certainly has a great deal to offer anyone wishing to make their home here. The coastline and Watchet Harbour Marina, are notable attractions of the area. For steam enthusiasts, The West Somerset Railway runs regularly throughout the year connecting Bishops Lydeard and Minehead with Watchet and all local stations en route.



An immaculately presented three bedroom Victorian terraced house occupying a prime position in this historic harbour town – to be sold as an ongoing concern fully furnished
ACCOMMODATION

Living Room 14'9 x 10'9 (4.50m x 3.28m), Dining Room 14'9 x 9'3 (4.50m x 2.81m), Kitchen 10'8 x 6'7 (3.24m x 2.01m)

First Floor Landing

Bedroom One 14'9 x 10'11 (4.49m x 3.32m), Family Bathroom, Second Floor Landing

Bedroom Two 13'7 x 10' (4.13m x 3.05m), Bedroom Three 10'6 x 8'9 (3.21m x 2.66m)

Beach Room 13'7 x 10'7 (4.13m x 3.22m)