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missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. by, 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 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 prospective buyer needs to sell a propersource 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 properwhich is of particular importance to you, please contact the office and we will be pleased to check the information with you.

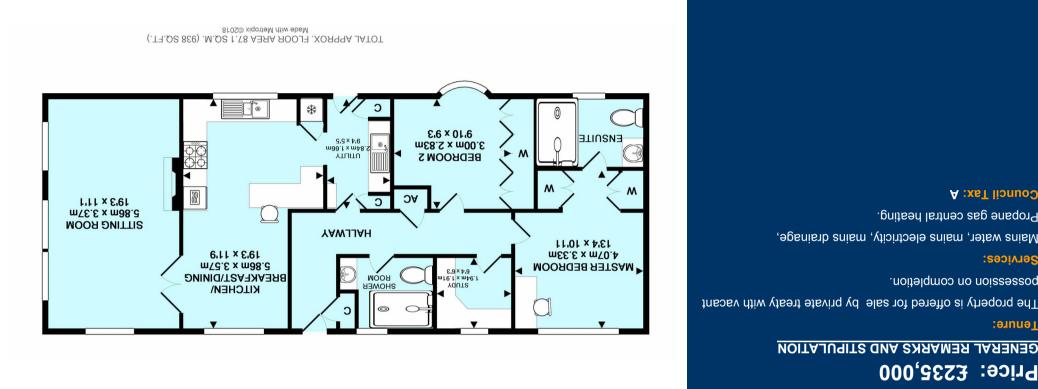
incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared February 2017.

MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point 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 of ond 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 sulfhortly to make or give any representations or warranty maketever 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 increasers are in inspection properties which have been sold. Let our owners taken and elatile representation properties which have been sold. Let our or property on the property on behalf or the property of the pr









Council Tax: A

Propane gas central heating.

Mains water, mains electricity, mains drainage,

Services:

possession on completion.

GENERAL REMARKS AND STIPULATION

Price: £235,000

Watchet | TA23 0UD 15 The Tides, Sea Lane, Doniford









DESCRIPTION: The property comprises a modern 'Omar Colorado' bespoke 50 x 20 park bungalow, that is situated on a small gated private site on the edge of Watchet. "The Tides" is a luxury park home site for full time occupation for those over the age of 45 and is within just 1 miles of the harbour town of Watchet and the Quantock Hills (An Area Of Outstanding Natural Beauty) This particular plot enjoys stunning far reaching views across the adjacent arable farmland and towards to the Bristol Channel. At just two years old the property will be found in immaculate condition throughout and is the only one of its kind at "The Tides" having been individually designed by the current owners.

The accommodation in brief comprises; a UPVC double glazed front door into utility, with tile effect wooden flooring, a range of white cupboards and drawers under a wood effect rolled edge worktop with inset sink and drainer with mixer tap over, tiled splashback, integrated 'Hoover' washing machine, cupboard housing 'Glow Worm' combi boiler for central heating and hot water with a squared archway leading into; Kitchen with units to match utility, wood effect roll edged worktop, inset four ring gas hob with extractor over, eye level electric oven, integrated dishwasher, integrated fridge-freezer, one and a half bowl sink with mixer tap over, breakfast bar, tiled splashbacks and space for a dining table with double doors leading into; the Sitting Room which is double aspect with an electric fireplace with decorative hearth and mantel piece over and a TV point. The inner hallway comprises of a double glazed UPVC front door, storage cupboard and airing cupboard with a small radiator; en suite master bedroom with large double glazed window with views to the sea: dressing area with full height wardrobes, dressing table, en-suite shower room with low level W/C, large low level shower cubicle with tiled surround & thermostatic shower over, bowl wash basin inset into double cupboard, extractor fan. Bedroom 2 has a large amount of built in wardrobes incorporating drawers with aspect to the side; Study with aspect to side, built in desk, shelving, telephone point. Shower room with large walk-in shower cubicle with thermostatic shower over, W/C, bowl hand wash basin inset into cupboard, extractor fan.

OUTSIDE: The property comes with one allocated parking space. To the rear of the bungalow is a good sized patio with far reaching views. There is also a 7ft x 5ft shed .

DIRECTIONS: From our office in Swain Street proceed up to the railway bridge and turn left onto Brendon Road which then becomes South Road and then Doniford Road. Continue along Doniford Road for just over a mile where there will be a left turning onto Sea Lane and take your next right onto The Tides.

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 on route.

SITE FEE: £150.00 per calendar month. For the upkeep of the communal services and communal areas and insurances relating to the communal parts.







A wonderfully positioned detached 50 x 20 park home bungalow for all year round occupation with superb rural and sea views.

ACCOMMODATION [All measurements are approximate],

Entrance Hall, Utility: 7'3 x 5'5 (2.83m x 1.66m), Open Plan Kitchen/Dining Room: 19'1 x 11'7 (5.83m x 3.53m), Sitting Room: 19'2 x 11'1 (5.86m x 3.53m),

En-Suite Master Bedroom One: 13'6 x 10'11 (4.12m x 3.33m), **Bedroom Two:** 9'10 x 9'3 (3.01m x 2.82m), **Study:** 6'4 x 6'3 (1.93m x 1.91m)

Shower Room

Shed: 7' x 5' (2.13m x 1.52m)