



15 The Tides
Sea Lane, Doniford, Watchet, Somerset. TA23 0UD

WILKIE MAY
&TUCKWOOD

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

Price: £235,000

GENERAL REMARKS AND STIPULATION

Tenure:

The property is offered for sale by private treaty with vacant

possession on completion.

Services:

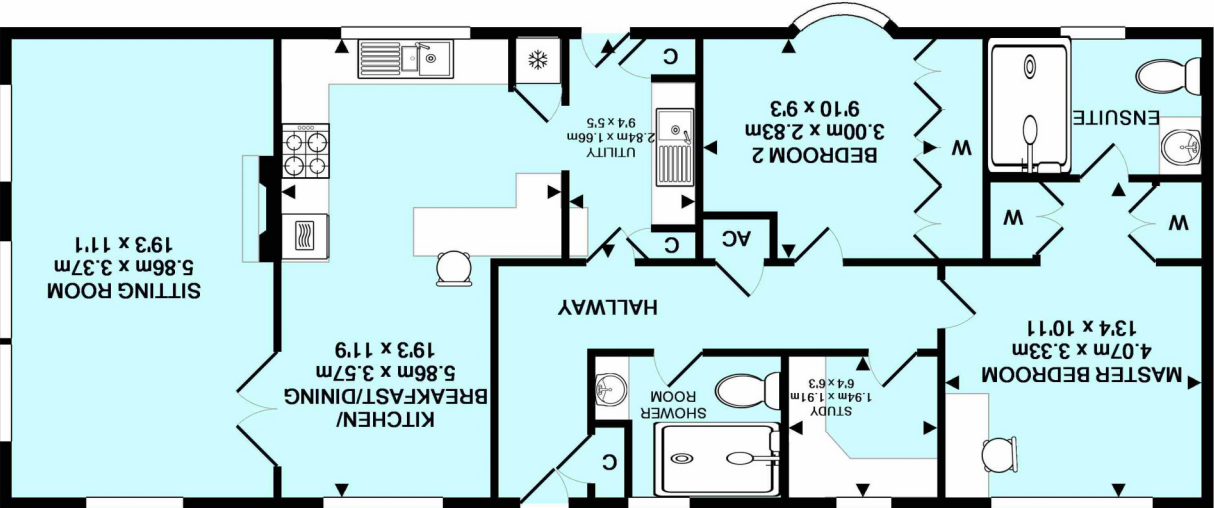
Mains water, mains electricity, mains drainage,

Propane gas central heating.

Council Tax: A

Tel: 01984 634793
35 Swain Street, Watchet, Somerset, TA23 0AE
Website: www.wilkie.co.uk
Email: watchet@wilkie.co.uk

WILKIE MAY
&TUCKWOOD



TOTAL APPROX. FLOOR AREA 87.1 SQ.M. (938 SQ.FT.)
Made with Metropix ©2018



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 Ex-moor 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)