



**Admirals Close, Watchet TA23 0QD**



**welcome to**

## **9 Admirals Close, Watchet**

Situated within a popular modern development on the outskirts of the historic harbour town of Watchet & enjoying a cul-de-sac position is this well presented detached bungalow. The property benefits from gas central heating, double glazing, ensuite, gardens & garage. Viewing is a must



## Double Glazed Front Door

Leading to

## Entrance Hall

With fitted carpet, radiator, ceiling coving, telephone point, access to roof space, built in airing cupboard, doors to

## Lounge

16' 4" x 10' + Bay Window ( 4.98m x 3.05m + Bay Window )

Double glazed bay window to front & double glazed window to front, fitted carpet, two radiators, ceiling coving, TV point, wall light points, fitted carpet, telephone point, gas set on decorative fireplace, glazed doors to

## Dining Room

11' 1" x 8' 2" ( 3.38m x 2.49m )

Double glazed sliding patio door to rear garden, fitted carpet, radiator, ceiling coving, glazed door to

## Kitchen

11' 9" max x 7' 10" ( 3.58m max x 2.39m )

Double glazed door to the rear garden, double glazed window to rear, a range of fitted base & wall units, worktop surfaces, inset one & half bowl stainless steel sink unit, tiled splashbacks, integrated Neff electric oven, inset Bosch induction hob, cooker hood over, space & plumbing for washing machine, space for fridge freezer, wall mounted Vaillant gas boiler serving the domestic hot water & central heating systems.

## Bedroom One

12' 4" max x 8' 11" ( 3.76m max x 2.72m )

Double glazed window to rear, low level WC, pedestal hand basin, shower cubicle, radiator, extractor unit, fitted carpet.

## Ensuite Shower Room

Double glazed window to rear, a fitted suite comprising low level WC, pedestal wash hand basin, shower cubicle, radiator, extractor unit, fitted carpet.

## Bedroom Two

10' 2" x 9' ( 3.10m x 2.74m )

Double glazed window to front, fitted carpet, radiator, ceiling coving, built in wardrobe.

## Bedroom Three

7' 6" x 6' 8" ( 2.29m x 2.03m )

Double glazed window to front, fitted carpet, radiator, ceiling coving.

## Bathroom

Double glazed window to rear, a fitted suite comprising low level WC, pedestal wash hand basin, panelled bath with Victorian style mixer tap/shower attachment over, fitted shower screen, part tiled surrounds, radiator, shaver point, extractor unit.

## Garage

17' 7" x 8' 11" ( 5.36m x 2.72m )

With powered up & over door, light & power, workbench.

## Workshop

11' 6" x 7' 2" ( 3.51m x 2.18m )

Double glazed windows & double glazed door to the rear garden, light & power, doors to

## Outside

To the front is a lawned garden with access to the front door. Driveway to the side with access to the garage, there is a pedestrian gate to the side of the property giving access to the enclosed rear garden.

The rear garden comprises of laid to lawn, flower & shrub beds, outside water tap, there is a patio area to the side of the property with a pergola seating area, greenhouse, access to the workshop.

## Location

Watchet is an historic harbour town with a modern marina, a good selection of shops and amenities, a surgery, nursery facilities and a primary school. The town is ideally placed between The Quantock Hills, Exmoor and The Bristol Channel, with easy access to the A39, Bridgwater and the M5 (North) and to the A358, Taunton, the A303 and the M5 (South). The near-by village of Williton has further good facilities, including the middle school. Minehead has a wider range of amenities, including a hospital and West Somerset College.

## Council Tax Band

D



**view this property online** [fox-and-sons.co.uk/Property/MIH106496](https://fox-and-sons.co.uk/Property/MIH106496)



welcome to

## 9 Admirals Close, Watchet

- Popular Historic Harbour Town of Watchet
- Modern Development - Cul-de-sac Position
- Detached Bungalow - Three Bedrooms
- Two Reception Rooms - Ensuite Shower Room
- Gardens - Garage & Off Street Parking

Tenure: Freehold EPC Rating: Awaited

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/MIH106496](https://fox-and-sons.co.uk/Property/MIH106496)



Property Ref:  
MIH106496 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)