



**Brendon Road, Watchet TA23 0AX**



**welcome to**

**27 Brendon Road, Watchet**

An imposing architect designed detached home with fantastic views over the town of Watchet and the Bristol Channel. Commanding an elevated position with mature terraced gardens to the rear. An internal inspection is a must to fully appreciate what the property has to offer.



### Front Door

Leading to

### Entrance Hall

With wooden floor, ceiling coving, telephone point, radiator, built in understairs cupboard, staircase rising to first floor landing, doors to

### Cloakroom

Double glazed window to rear, low level WC, pedestal wash hand basin, radiator, extractor unit, wooden floor.

### Lounge

21' 3" max x 15' 11" ( 6.48m max x 4.85m )

Double glazed sliding patio doors to front & double glazed french doors to rear, fitted carpet, ceiling coving, two radiators, TV point, gas fire set in decorative fireplace (gas fire currently not working).

### Kitchen

15' 10" x 11' 8" ( 4.83m x 3.56m )

Double glazed window to front, a range of fitted base & wall units, worktop surfaces, inset one & half bowl sink unit, space for range style cooker with cooker hood over, tiled splashbacks, integrated fridge freezer, integrated washing machine, part tiled floor & part fitted carpet, radiator, gas fired boiler in matching cupboard, door to side, double doors to the dining room.

### Dining Room

11' 9" x 11' 8" ( 3.58m x 3.56m )

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

### First Floor Landing

Double glazed window to rear, fitted carpet, ceiling coving, radiator, access to roof space, doors to

### Bedroom One

19' 11" max x 15' 2" ( 6.07m max x 4.62m )

Double glazed window to front enjoying views towards the Bristol Channel & double glazed window to rear, fitted carpet, ceiling coving, range of fitted wardrobes, two radiators, built in airing cupboard, door to

### Ensuite Shower Room

Double glazed window to rear, a fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, extractor unit, radiator, tiled surrounds, tiled floor, shaver light/point.

### Bedroom Two

15' 10" x 11' 6" ( 4.83m x 3.51m )

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

### Bedroom Three

11' 11" x 9' 6" ( 3.63m x 2.90m )

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

### Bedroom Four

8' 1" x 7' 7" ( 2.46m x 2.31m )

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

### Bathroom

Double glazed window to rear, a fitted suite comprising shower cubicle, panelled bath, low level WC, pedestal wash hand basin, radiator, tiled floor, tiled surrounds, extractor unit.

### Outside

The property is approached over a private lane and is the second from last to be found. To the front of the property is a block paved parking area with a good sized garage. Steps with decorative metal railings lead up to the paved front terrace which is a private haven to enjoy the glorious sea views. A side passage leads around the left of the house to the rear terrace with further areas ideal for alfresco dining and summer entertaining. Timber steps lead up to the next tier of garden with yet another seating area. The next two tiers of garden are predominantly laid to lawn with mature tree, shrub and flower borders and excellent panoramic views over the house and towards the Bristol Channel.

### 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 E



Ground Floor



First Floor



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welcome to

## 27 Brendon Road, Watchet

- Historic Harbour Town of Watchet
- Imposing Architect Designed Detached Home
- Fantastic Views - Four Bedrooms
- Gas Central Heating - Double Glazing
- Tiered Gardens - Off Road Parking & Garage

Tenure: Freehold EPC Rating: D

**£465,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106513 - 0002

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