



Belle Vue, Washford, Watchet, TA23 0NP

welcome to

22 Belle Vue, Washford

Located in an elevated position within the popular West Somerset village of Washford is this well presented semi-detached two bedroom bungalow. The property benefits from oil fired central heating, double glazing, lounge, conservatory, front & rear gardens.



Double Glazed Front Door

Leading to

Entrance Hall

With fitted carpet, radiator, access to roof space, doors to

Lounge

12' 6" x 11' 11" max (3.81m x 3.63m max)
Double glazed sliding patio doors to the conservatory, wood style flooring, radiator, wall light points, feature fireplace, double doors to

Conservatory

Double glazed patio doors to the rear garden, laminate flooring, double glazed windows.

Kitchen

11' 10" max x 7' 11" (3.61m max x 2.41m)
Double glazed window to front, a range of fitted base and wall level units, worktop surfaces, inset stainless steel sink unit, integrated electric oven and inset electric hob with cooker hood over, space for fridge, radiator, vinyl flooring, built in cupboard, double glazed door to side.

Bedroom One

13' 2" x 10' 3" max (4.01m x 3.12m max)
Double glazed window to rear, fitted carpet, radiator.

Bedroom Two

10' 4" x 7' 4" (3.15m x 2.24m)
Double glazed window to front, radiator, fitted carpet.

Bathroom

Double glazed window to rear, a fitted suite comprising of panelled bath with shower unit over and fitted shower screen, pedestal wash hand basin, low level WC, part tiled surrounds, vinyl flooring, radiator, heated towel rail.

Outside

The property is approached via a pedestrian gate giving access to the front garden & pathway leading to the front door.

To the rear is an enclosed garden comprising paved patio area, steps then lead to a raised lawned area with further steps leading up to a mature garden, shrub beds, the garden is bordered by fencing and hedging, pedestrian gate leading to the front.

Utility

With space and plumbing for washing machine, oil fired boiler serving the domestic hot water and central heating systems, light and power, window to rear, door to side.

Location

The property is situated in the quiet village of Washford well renowned for its historic ruins of Cleeve Abbey. The village benefits from a Public House, Post Office, West Somerset Railway Station, First School, village recreational ground, Hairdressers & Church. The coastline & the West Somerset Steam Railway are notable attractions of the area. More extensive facilities are available at the popular coastal resort of Minehead, which is some 6 miles. Taunton, the county town of Somerset is approximately 18 miles & offers extensive shopping, scholastic, cultural & sporting facilities. The beautiful countryside of Exmoor National Park & the Quantock Hills are within a short driving distance away.

Council Tax Band

A



Total floor area 68.8 m² (741 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

22 Belle Vue, Washford, Watchet

- Popular West Somerset Village of Washford
- Elevated Position - Semi-Detached Bungalow
- Lounge - Conservatory - Kitchen
- Two Bedrooms - Front & Rear Gardens
- Oil Fired Central Heating

Tenure: Freehold EPC Rating: D

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106437 - 0004

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk