



Lorna Doone, West Street, Watchet TA23 0FD

welcome to

18 Lorna Doone, West Street, Watchet

Wonderfully positioned within a short walk of the village centre and popular harbour is this spacious three bedroom end terrace home with elevated sea views. Offered for sale in immaculate condition and ideally suited as a principle residence or low maintenance holiday home/let. No onwards chain.



Entrance Porch

Canopy porch with courtesy light point and double glazed door to

Entrance Hall

Stairs to first floor landing, courtesy door to garage, radiator.

First Floor

Sitting Room

13' 3" x 10' 2" (4.04m x 3.10m)

Double window to rear and double glazed doors opening onto patio and rear garden beyond, TV aerial point, radiator.

Kitchen/ Dining Room

13' 3" x 13' (4.04m x 3.96m)

Double glazed double doors to Juliet balcony to front with sea glimpses, double glazed window to front, attractively fitted range of wall and base level units with contrasting worktop surfaces, inset one and half bowl sink unit with mixer tap, inset four ring hob with cooker hood over and oven below, integrated dishwasher, fridge freezer, ample space for dining table and chairs, Karndean flooring, radiator.

Cloakroom

Luxury white suite comprising low level WC, pedestal wash hand basin, tiled floor, extractor fan, radiator.

Second Floor

Bedroom Two

10' 10" max x 13' 2" max (3.30m max x 4.01m max)

Double glazed window to rear over looking rear garden with open farmland beyond, radiator.

Bedroom Three

13' 2" x 9' 2" (4.01m x 2.79m)

Double glazed window to front with views over Bristol Channel and towards Watchet Harbour, radiator.

Bathroom

Luxury White suite consisting of panel enclosed bath, lox level WC, pedestal wash hand basin, tiled floor, tiled surrounds, extractor fan, radiator.

Third Floor

Bedroom One

13' 2" x 10' 9" (4.01m x 3.28m)

Double glazed window to front with far reaching views over Bristol Channel and Watchet Harbour. storage alcove, radiator, door to

En Suite

Double glazed skylight, luxury white suite consisting of large shower with glazed enclosure and mixer shower, low level WC, pedestal wash hand basin, tiled surrounds, heated towel rail.

Garage

31' 2" x 13' 2" max (9.50m x 4.01m max)

A generous double length garage with utility area, light and plumbing, useful lock up storage area,

Front Garden

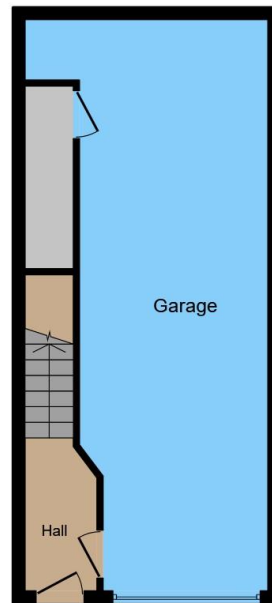
To the front of the property there is a small block paved area to the front of the garage and a wide block paved side access with gated access leading to;

Rear Garden

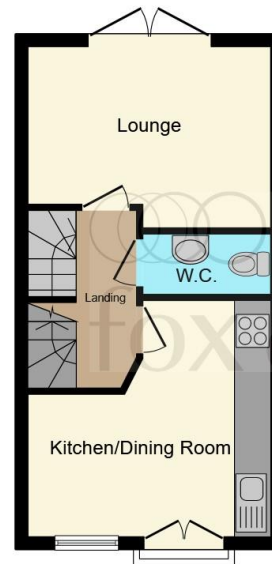
The rear garden enjoys a sunny South facing aspect with views towards Watchet harbour and lighthouse and is laid out with low maintenance in mind, wide side access with shallow steps leading to the rear garden with patio area to the rear of the property, ideal for al-fresco dining, courtesy lighting, the rest of the garden is given over to gravel with retaining log boundary at the rear with banked shrub garden beyond, ample space for timber garden store or summerhouse.

Agents Note

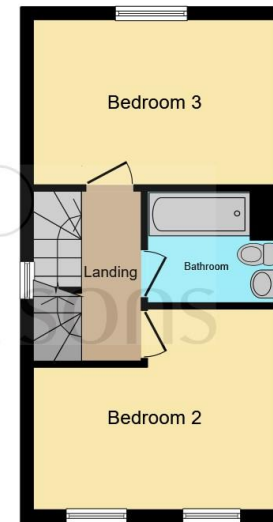
The property benefits from a photovoltaic solar installation which contributes to reduced energy bills.



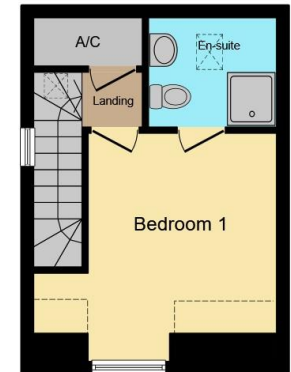
Ground Floor



First Floor



Second Floor



Third Floor



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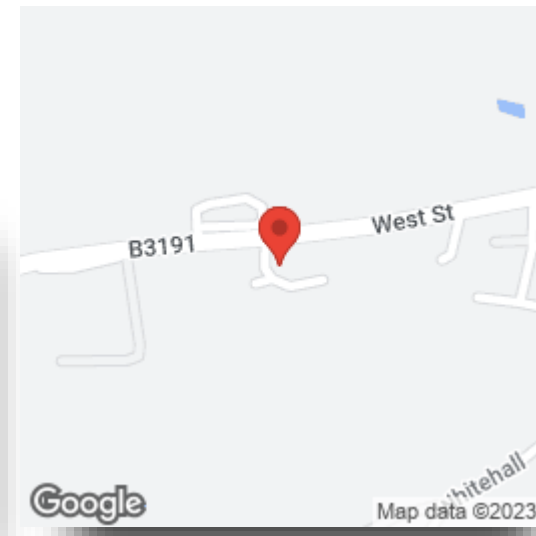
welcome to

18 Lorna Doone, West Street, Watchet

- Award Winning Development Close to Village & Harbour
- Beautifully Presented Three Bedroom End Terrace
- Sitting Room - Kitchen/Dining Room - Cloakroom
- En-Suite & Bathroom - Oversize Garage With Utility Area
- Enclosed Gardens - Sea Views - No Chain

Tenure: Freehold EPC Rating: B

£325,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
MIH106595 - 0004

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.


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