



Lorna Doone, West Street, Watchet, TA23 0FD

welcome to

23 Lorna Doone, West Street, Watchet

- Historic Harbour of Watchet
- Modern Development on the outskirts of the Town Centre
- Small Ground Floor Flat - Kitchen/Sitting Room
- One Bedroom - Shower Room
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£99,950

view this property online fox-and-sons.co.uk/Property/MIH106771



Property Ref:

MIH106771 - 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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Communal Entrance

With Front Door leading to

Entrance Lobby

With telephone entry system, fitted carpet, open plan to kitchen/sitting room, door to shower room.

Kitchen/ Sitting Room

15' x 11' 3" max (4.57m x 3.43m max)
Double glazed windows to rear and side, fitted carpet, wall mounted electric heater.

Kitchen Area: With base and wall level units, worktop surfaces, inset stainless steel sink unit, integrated oven, inset electric hob with cooker hood over, space for fridge freezer, vinyl flooring, wall mounted electric water Zip Aqua point III system, open doorway to.

Bedroom

7' 7" max x 6' 2" max (2.31m max x 1.88m max)
Double glazed window to side, fitted carpet, wall mounted electric heater.

Shower Room

A fitted suite comprising of shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring, extractor unit.

Outside

To the outside the property benefits from one allocated parking space. There are also communal grounds with a play area.

Council Tax Band

A

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.




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