



**Castle Mead, Washford, Watchet, TA23 0PZ**

**welcome to**

**14 Castle Mead, Washford, Watchet**

Situated within a pleasant residential area of Washford is this well presented extended semi detached two bedroom bungalow which has been recently modernised throughout benefitting from modern fitted kitchen & bathroom, double glazing, gardens & garage.



### Double Glazed Front Door

Leading to

### Entrance Porch

Double glazed windows, laminate flooring, inner door leading to

### Entrance Hall

With laminate flooring, access to roof space, built in cupboard, open plan to kitchen/dining room, doors to

### Kitchen/ Breakfast Room Area

15' 1" max x 10' 8" max ( 4.60m max x 3.25m max )

A range of modern fitted base and wall level units, worktop surfaces, inset stainless steel sink unit, integrated oven, inset electric hob with cooker hood over, integrated dishwasher, space for fridge freezer, inset ceiling spotlights, wall mounted electric heater, laminate flooring, open plan to

### Sitting Room Area

10' 10" x 7' 11" ( 3.30m x 2.41m )

Double glazed patio doors to the rear garden, TV point, laminate flooring, wall mounted electric heater, inset ceiling spotlights.

### Bedroom One

13' 3" max x 10' 7" max ( 4.04m max x 3.23m max )

Double glazed window to rear, laminate flooring, wall mounted electric heater, inset ceiling spotlights.

### Bedroom Two

12' 10" x 11' 3" ( 3.91m x 3.43m )

Double glazed window to front, laminate flooring, TV point, wall mounted electric heater, inset ceiling spotlights.

### Bathroom

Double glazed window to front, a modern fitted panelled bath with mixer tap/shower attachment over, pedestal wash hand basin, shower cubicle, low level WC, heated towel rail, extractor unit, part tiled surrounds, shaver light point, inset ceiling spotlights, built in cupboard.

### Outside

The property is approached via a driveway offering off street parking and access to the garage, timber gate giving access to the rear garden. To the front is a small lawned garden with flower and shrub beds.

To the rear is an enclosed good size garden comprising paved patio, laid to lawn, flower and shrub beds, pathway leading to the rear of the garden. The garden is bordered by fencing.

### Location

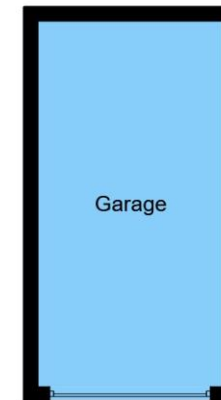
The property is situated in the quiet village of Washford well renowned for its historic ruins of Cleeve Abbey. The village benefits from a Public House, Post Office, West Somerset Railway Station, First School, village recreational ground, Hairdressers & Church. The coastline & the West Somerset Steam 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

C



Floor Plan



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## 14 Castle Mead, Washford, Watchet

- Popular West Somerset Village of Washford
- Extended Semi Detached Bungalow
- Two bedrooms - Open Plan Kitchen/Breakfast/Sitting Room
- Double Glazing - Front & Rear Gardens
- Garage & Off Street Parking

Tenure: Freehold EPC Rating: D

# £255,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH106819 - 0004

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