



Anchor Street, Watchet TA23 0AZ

welcome to

14 Anchor Street, Watchet

Wonderfully positioned in this quiet backwater, moments from the centre of the historic harbour town of Watchet is this beautifully presented, extended, three bedroom home, benefiting from a re-fitted kitchen, conservatory addition and attractive mature gardens - viewing recommended.



Front Door

Double glazed & leading to

Entrance Hall

Double glazed window to side, fitted carpet, radiator, built in understairs cupboard, stairs to First Floor Landing and doors to

Lounge

12' 1" Max x 10' 11" Max (3.68m Max x 3.33m Max)
Double glazed bay window to front, fitted carpet, picture rail, fireplace, wall light points and radiator

Kitchen/ Dining Room

22' 4" Max x 13' 11" Max (6.81m Max x 4.24m Max)
Double glazed windows to rear and side, double glazed sliding patio door to Conservatory, base and wall units, worktop, one and half bowl sink unit, integrated eye level double oven, radiator, space and plumbing for dishwasher, space for fridge/freezer, space and plumbing for washing machine, tiled splashbacks, inset gas hob with stainless steel cooker hood over, concealed underlighting, laminated floor and built in cupboard.

Shower Room

Double glazed window to rear, low level WC, vanity wash hand basin, shower cubicle, part tiled surrounds, extractor unit, tiled flooring and underfloor heating.

Conservatory

13' 7" x 7' 2" (4.14m x 2.18m)
Double glazed windows and double glazed door to Garden, radiator, light and power

Landing

Double glazed window to front, fitted carpet, access to roof space and doors to

Bedroom One

9' 11" x 8' 11" (3.02m x 2.72m)
Double glazed window to front, fitted carpet, radiator, wall light points, picture rail and built in wardrobes

Bedroom Two

9' 10" x 8' 10" (3.00m x 2.69m)
Double glazed window to rear, radiator, fitted carpet, picture rail, wall light points, built in wardrobes

Bedroom Three

11' 6" Max x 7' 5" Max (3.51m Max x 2.26m Max)
Double glazed window to rear, radiator and wall light points

Bathroom

Double glazed windows to rear and side, paneled bath, vanity wash hand basin with cupboard under, low level WC, shower cubicle, heated towel rail, part tiled surrounds, built in cupboard, extractor unit and tiled floor

Front Garden

A small low maintenance front garden, with retaining wall to front boundary, gated access with pathway to front door.

Rear Garden

A feature of the property is the private established rear garden, wall and fence enclosed with patio area, numerous mature flowers and shrubs, low maintenance gravel area, timber garden shed with light and power and space for additional fridge/freezer, greenhouse, outside tap, gated side access.

Parking

Residents permit parking is available within the Anchor Street car park located a very short walk from the property, on street parking is also available in Anchor Street, Mill Street and Whitehall.

Council Tax Band C



Ground Floor



First Floor

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



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welcome to

14 Anchor Street, Watchet

- Fabulous Quiet Location Close To Watchet Centre
- Two Reception Rooms - Re-Fitted Kitchen - Conservatory
- Three Bedrooms - Two Bath/Shower Rooms
- Gas Central Heating - Double Glazing
- Attractive Enclosed Gardens - Viewing Advised

Tenure: Freehold EPC Rating: D

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106917 - 0002

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