



Esplanade Lane, WATCHET, TA23 0AH

welcome to

2 Esplanade Lane, WATCHET

Situated within the heart of the historic harbour town of Watchet within touching distance of local amenities & a short walk from the Marina/Harbour is this beautifully presented charming period cottage combining modern day living with period features throughout. Viewing is a must



Period Front Door

Leading to

Lounge

16' x 10' (4.88m x 3.05m)

Double glazed window to front with window seat, recessed fireplace with tiled hearth and decorative surrounds, fitted carpet, wall light points, TV point, radiator, built in display cabinet.

Kitchen/ Dining Room

16' 2" max x 11' max (4.93m max x 3.35m max)

A range of fitted cream coloured base and wall units, worktop surfaces, inset sink unit with mixer tap, space and plumbing for washing machine, tiled splashbacks, range style cooker, space for fridge freezer, radiator, built in cupboard, staircase rising to first floor landing, tiled floor, open plan with steps leading to

Garden Room

7' 4" x 7' 1" (2.24m x 2.16m)

Double glazed patio doors to the rear garden, tiled floor, wall light point, door to

Cloakroom

With fitted wash hand basin, low level WC, radiator, double glazed Velux window, built in cupboard.

First Floor Landing

Double glazed window to front, fitted carpet, doors to

Bedroom One

11' 8" x 9' 11" (3.56m x 3.02m)

Double glazed window to front with window seat, radiator, fitted carpet, door to ensuite shower room, built in wardrobe with fitted carpet, light and hanging rails.

Ensuite Shower Room

With a fitted suite comprising shower cubicle, low level WC, vanity wash hand basin with mixer tap and cupboard under, extractor unit, shaver light, vinyl floor, heated towel rail, wall mounted electric heater, wall light points.

Sitting Room/ Bedroom Three

12' 9" x 11' 4" (3.89m x 3.45m)

Double glazed window to side with window seat, fitted carpet, radiator, built in cupboard housing Baxi gas fired boiler, door and staircase rising to second floor.

Bedroom Two

19' 11" max x 12' 3" max (6.07m max x 3.73m max)

A vaulted ceiling room with exposed beams, double glazed window to side with views towards the Marina & Bristol Channel, double glazed Velux windows to rear, fitted carpet, wall light points, built in cupboard, radiator.

Ensuite Area

With vinyl floor, vanity wash hand basin with cupboard under, low level WC, panelled bath with shower unit over and fitted shower screen, part tiled surrounds.

Outside

The property is approached via a paved path leading to the front door, a pedestrian gate gives access to a small paved courtyard to the front of the property.

To the rear is a enclosed paved courtyard garden with attractive stone walls and comprises covered seating area, outside light, raised flower and shrub beds, outside water tap, timber shed/workshop with light and power.

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.

Council Tax Band

B



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

2 Esplanade Lane, WATCHET

- Historic Harbour Town of Watchet
- A Short Walk to the Marina/Harbour
- Charming Period Cottage - Two Bedrooms - Two Ensuites
- Gas Central Heating - Garden Room - Cloakroom
- Attractive Enclosed Courtyard Garden

Tenure: Freehold EPC Rating: Awaited

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106947 - 0003

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