



Woodland Road, Watchet TA23 0HQ

welcome to

43a Woodland Road, Watchet

Situated close to the centre of this popular harbour town is this beautifully presented three bedroom detached house, built in 2021 and offering comfortable living accommodation with views over farmland to the rear and the Bristol Channel to the front, landscaped gardens and driveway parking.



Enclosed Entrance Porch

Double glazed door and windows to front and side, wood effect flooring, cloaks hanging space, electric heater, composite double glazed door to;

Entrance Hall

Stairs rising to first floor landing, useful understairs storage cupboard with light and power point, wood effect flooring, radiator, inlay doors to;

Cloakroom

Double glazed window to side, luxury White suite comprising low level w.c., wash hand basin, wood effect flooring, tiled splashbacks, gas fired combination boiler, radiator.

Sitting Room

14' 3" x 10' 7" (4.34m x 3.23m)
Double glazed window to front enjoying far reaching views towards the Bristol Channel, attractive multi-fuel stove with slate hearth, radiator.

Kitchen/Dining Room

17' 5" x 9' 5" (5.31m x 2.87m)
Double glazed window to rear, Kitchen Area - Beautifully fitted with a range of Dove Grey Shaker style wall and base level units complimented by extensive granite effect worksurfaces with matching upstands, inset four ring induction hob with hood over, eye level oven, inset one and half bowl sink unit with mixer tap, integrated dishwasher, integrated fridge/freezer, plumbing and space for washing machine, space for further fridge/freezer, breakfast bar and wood effect flooring, recessed downlighters and feature plinth lighting, square archway to;

Family Room

10' 7" x 8' 2" (3.23m x 2.49m)
Enjoying a triple aspect with double glazed window to rear, double glazed double doors opening onto the patio and double glazed personal door to side, attractive multi fuel stove on slate hearth, wood effect flooring.

First Floor Landing

Access to loft space, inlay doors to;

Bedroom One

13' 6" x 10' 7" (4.11m x 3.23m)
Double glazed window to rear enjoying farmland views, radiator and door to;

En-Suite Shower

Attractively fitted with White suite comprising shower area with rainfall mixer shower and contrasting aqua panel surrounds, low level w.c. and corner wash hand basin, heated towel rail, recessed downlighters.

Bedroom Two

10' 6" x 10' 5" (3.20m x 3.17m)
Double glazed window to front with far reaching views towards the Bristol Channel, radiator.

Bedroom Three

9' 6" x 7' (2.90m x 2.13m)
Double glazed window to rear with farmland views, radiator.

Bathroom

Double glazed window to front, high quality White suite comprising panel enclosed bath with shower over, low level w.c. and pedestal wash basin, tiled surrounds, heated towel rail.

Front Garden

The property benefits from a driveway providing off street parking for two vehicles, gently sloping ramp access with secondary steps leading to the front door, timber wood store, outside tap and gated side access to rear.

Rear Garden

Having been attractively landscaped the rear garden enjoys a sunny southerly aspect with distant views to the Quantock Hills, patio area ideal for al-fresco dining, well stocked with maturing shrubs, gravel and paving pathway, pretty wooden arbour seating area, three outside power points, outside tap and timber garden shed with power.

Agents Note

The property was built in 2021 by local builders and benefits from the balance of a ten year structural warranty, offering easy maintenance and high insulation values complimented by a number of enhancements implemented by the present owners, viewing is highly recommended.

Council Tax Band C



welcome to

43a Woodland Road, Watchet

- Detached Home Built 2021 With Far Reaching Views
- Sitting Room - Kitchen/Dining Room - Family Room
- Three Bedrooms - Two Bath/Shower Rooms
- Double Glazing & Gas Central Heating
- Landscaped Gardens - Driveway Parking

Tenure: Freehold EPC Rating: B

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106925 - 0003

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