



South Road, WATCHET, TA23 0HE

welcome to

28 South Road, WATCHET

Situated within the historic harbour town of Watchet is this mid terrace three bedroom home positioned within walking distance of local amenities. The property benefits from gas central heating, double glazing, kitchen/dining room, enclosed rear garden & off street parking.



Double Glazed Front Door

Leading to

Entrance Hall

With fitted carpet, radiator, staircase rising to the first floor landing, telephone point, doors to

Lounge

12' 6" max x 10' 5" including bay window (3.81m max x 3.17m including bay window)

Double glazed bay window to the front, laminate flooring, radiator, picture rail, feature open fireplace .

Kitchen/ Dining Room

15' 4" max x 12' 11" max (4.67m max x 3.94m max)

Double glazed window to the rear, a range of fitted base and wall units, worktop surfaces, inset one and a half bowl stainless steel sink unit, space for cooker with cooker hood over, space and plumbing for a washing machine, space for a fridge freezer, tiled splashbacks, period feature fireplace with tiled hearth, tiled flooring, radiator, built in understairs cupboard, door to

Rear Entrance Lobby

Double glazed door to the rear garden, doors to

Separate W.C.

Window to the rear, low level WC, wash hand basin, wall mounted gas fired boiler serving the domestic hot water and central heating systems, tiled flooring.

First Floor Landing

With fitted carpet, access to roof space, radiator, built in airing cupboard, doors to

Bedroom One

10' 5" max x 9' 10" max (3.17m max x 3.00m max)

Double glazed window to the front, fitted carpet, period fireplace, radiator.

Bedroom Two

10' 3" max x 10' 2" max (3.12m max x 3.10m max)

Double glazed window to the rear enjoying views towards the Bristol Channel and countryside in the distance, laminate flooring, period fireplace, radiator.

Bedroom Three

10' 6" max x 5' 11" max (3.20m max x 1.80m max)

Double glazed window to the front, laminate flooring, radiator.

Bathroom

Window to the side, a fitted suite comprising low level WC, panelled bath with shower unit over, wash hand basin, Aqua panelling, laminate flooring.

Outside

To the front is an enclosed small garden with steps and gate giving access onto South Road.

To the rear is an enclosed garden comprising paved patio immediately to the rear of the property with path leading down the garden, gravel areas, artificial grass area, summerhouse with light and power, gate to a gravelled drive with double gates leading onto the rear service lane. There is also a pedestrian gate to the side giving access to the garage.

Garage

16' 3" x 9' 3" (4.95m x 2.82m)

Double doors to the front, light and power.

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.



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

28 South Road, WATCHET

- Historic Harbour Town of Watchet
- Mid Terrace Home - Three Bedrooms
- Lounge - Kitchen/Dining Room
- Gas Central Heating - Double Glazing
- Views towards Bristol Channel - Gardens & Off Street Parking

Tenure: Freehold EPC Rating: D

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106953 - 0003

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