









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" $\max (3.20 \text{ m} \max x 1.80 \text{ m} \max)$ 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

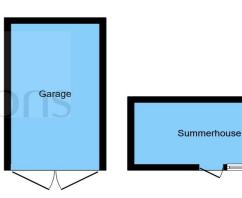
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Location

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.







First Floor

Outbuilding

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 they contain the provided that the provided in th



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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**

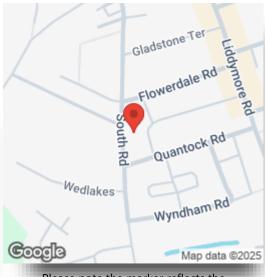
Tenure: Freehold EPC Rating: D

£235,000









Please note the marker reflects the postcode not the actual property

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Property Ref: MIH106953 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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