



Severn Terrace, Watchet, TA23 0AS

welcome to

13 Severn Terrace, Watchet

In a quiet backwater a short stroll from the centre of the historic harbour town of Watchet is this two bedroom period terraced cottage. The cottage benefits from period features, gas central heating, double glazing, two reception rooms, front & rear gardens & a large detached garage.



Front Door

Leading to

Entrance Porch

With inner door to

Entrance Hall

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

Sitting Room

12' 7" x 11' (3.84m x 3.35m)

Double glazed window to front, fitted carpet, dado rail, wall light points, feature fireplace with inset log burner, radiator.

Dining/Family Room

16' 2" x 11' 8" (4.93m x 3.56m)

Double glazed window to rear, attractive exposed stone wall, feature fireplace with brick surround and mantle, adjacent shelving and glazed display cabinet, fitted carpet, built in understairs cupboard.

Kitchen

12' 1" x 8' (3.68m x 2.44m)

Dual aspect with windows to rear and side, fitted with a range of wall and base level units, ample worksurfaces, inset one and a half bowl sink unit, integrated oven, inset gas hob, extractor hood over, space and plumbing for washing machine, space for fridge freezer, tiled flooring, tiled splashbacks, exposed beams, radiator.

First Floor Landing

With fitted carpet, access to roof space, doors to

Bedroom One

11' 2" x 16' 1" (3.40m x 4.90m)

Two double glazed windows to front enjoying views towards the Bristol Channel, exposed floor boards, radiator, period fireplace, built in wardrobe.

Bedroom Two

7' 3" x 15' (2.21m x 4.57m)

Double glazed window to rear, exposed floor boards, radiator.

Bathroom

9' 1" x 6' 2" to bath (2.77m x 1.88m to bath)

Double glazed window to rear, white period style suite comprising panel enclosed bath, pedestal wash hand basin, low level WC, part tiled surrounds, radiator, built in airing cupboard housing gas fired central heating boiler.

Outside

To the front is a small enclosed gravelled garden with pathway leading to the front door. To the rear is a small courtyard with pedestrian gate giving access to a quiet service lane which in turn leads to the large detached garage with parking space in front. To the rear of the garage is a lovely enclosed low maintenance garden with paved patio, useful timber garden shed and greenhouse.

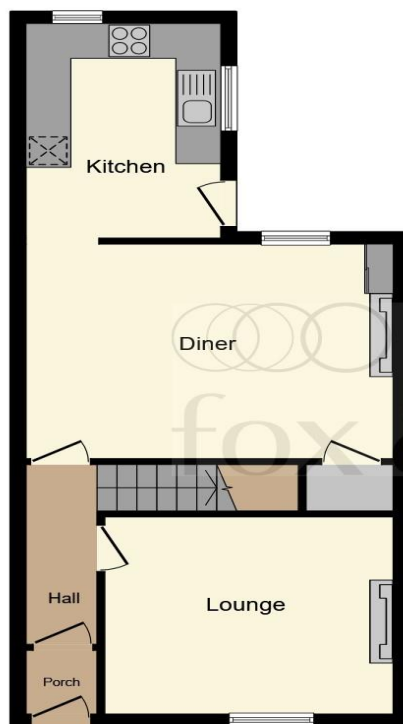
Garage

An oversize detached garage affording excellent storage, personal door to garden and metal up and over door to front.

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, 15 minutes away, has a wider range of amenities, including a hospital and West Somerset College.

Council Tax Band B



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

13 Severn Terrace, Watchet

- Popular Historic Harbour Town of Watchet
- Period Mid Terrace Cottage
- Two Bedrooms - Two Reception Rooms
- Gas Central Heating - Double Glazing
- Front & Rear Gardens - Large Detached Garage

Tenure: Freehold EPC Rating: D

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107192 - 0006

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk