



**Helwell Street, Watchet, TA23 0FB**



**welcome to**

**1 Helwell Street, Watchet**

This beautifully presented modern detached three bedroom former show home is situated on outskirts the popular historic harbour town of Watchet. The property benefits from gas central heating, double glazing, conservatory, good size garden, ample off street parking & garage.



## Double Glazed Front Door

Leading to

## Entrance Hall

With staircase rising to first floor landing, laminate flooring, understairs cupboard, built in cupboard, glazed double doors to kitchen.

## Cloakroom

With low level WC, pedestal wash hand basin, extractor unit, radiator, laminate flooring, inset ceiling lights.

## Open Plan Living Room/Kitchen

20' 8" max x 20' 4" max ( 6.30m max x 6.20m max )

Double glazed windows to front and rear, double glazed patio doors to the conservatory, two radiators, satellite/television points, open plan to kitchen.

Kitchen Area: A range of modern fitted grey coloured base and wall units, worktop surfaces, inset one and a half bowl stainless steel sink unit, wine rack, integrated electric oven, integrated microwave oven, inset gas hob with stainless steel cooker hood over, tiled splashbacks, integrated dishwasher, integrated washing machine, integrated fridge, inset ceiling spotlights, extractor unit.

## Conservatory

8' 8" x 8' 7" ( 2.64m x 2.62m )

Double glazed windows and double glazed patio doors to the rear garden, laminate flooring, power and light.

## First Floor Landing

With fitted carpet, access to roof space, radiators, doors to

## Bedroom One

10' 4" max x 9' 4" to wardrobe ( 3.15m max x 2.84m to wardrobe )

Double glazed window to rear, radiator, fitted carpet, fitted wardrobes with drawer units, door to

## Ensuite Shower Room

A modern fitted suite comprising wash hand basin, low level WC, shower cubicle, shaver light/point, inset ceiling spotlights, heated towel rail, extractor unit, vinyl flooring.

## Bedroom Two

10' 4" x 8' 4" ( 3.15m x 2.54m )

Double glazed window to rear, radiator, fitted carpet, fitted wardrobe with mirrored sliding doors.

## Bedroom Three

10' 2" x 6' 8" max ( 3.10m x 2.03m max )

Double glazed window to front, radiator, fitted carpet.

## Bathroom

Double glazed window to front, a modern fitted suite comprising panelled bath with mixer taps with shower attachment over, fitted shower screen, tiled surrounds, heated towel rail, low level WC, pedestal wash hand basin, shaver light/point, extractor unit, inset ceiling spotlights, vinyl flooring, built in cupboard housing Potterton gas fired boiler serving the domestic hot water and central heating systems.

## Outside

The property is approached via a shared access leading to a good size tarmac driveway providing ample off street parking to the front and side of the property.

To the rear is an enclosed well maintained garden comprising outside power points, outside lights, paved patio, laid to lawn, flower and shrub beds, garden shed with power, additional paved patio and hardstanding to the side of the property providing additional parking with double gates leading to the driveway. The garden is bordered by fencing with pedestrian gate leading to the driveway and garage.

## Garage

20' 1" x 9' 10" ( 6.12m x 3.00m )

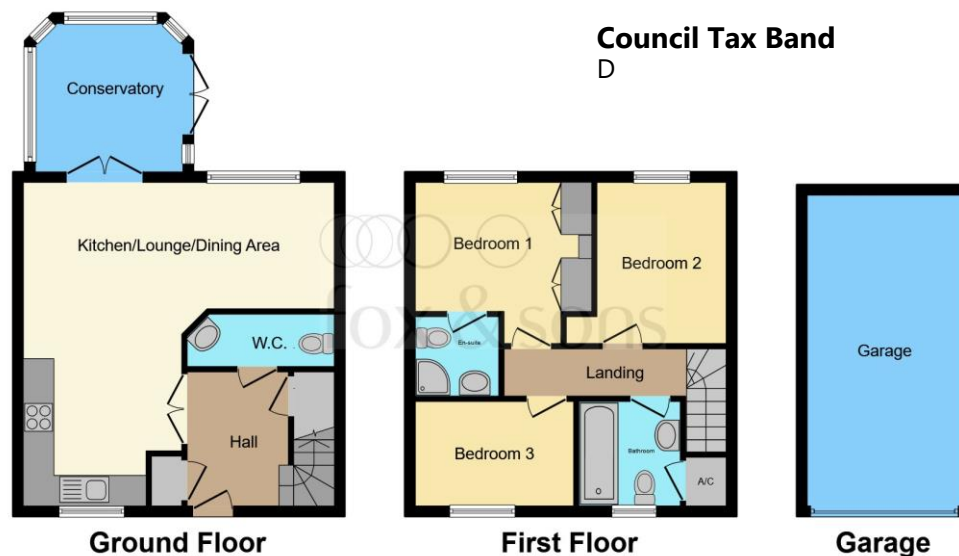
Up and over door, light and power.

## 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

D



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](http://www.focalagent.com)



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## 1 Helwell Street, Watchet

- Historic Harbour Town of Watchet
- Detached Family Home - Three Bedrooms
- Cloakroom - Open Plan Living/Dining Room/Kitchen
- Ensuite Shower Room - Bathroom
- Enclosed Rear & Side Garden - Garage & Ample Off Street Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£365,000**



Please note the marker reflects the postcode not the actual property

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