



Churchill Way, WATCHET, TA23 0JQ

welcome to

33 Churchill Way, WATCHET

Situated within a pleasant residential area on the outskirts of this historic harbour town is this well presented end of terrace three bedroom home enjoying views towards the Quantock Hills. The property benefits from gas central heating, double glazing, enclosed rear garden & off road parking.



Double Glazed Front Door

Leading to

Entrance Hall

With LVT flooring, radiator, built in understairs cupboard, staircase rising to first floor landing, doors to

Cloakroom

With low level WC, wash hand basin, radiator, extractor unit, LVT flooring.

Lounge

15' 8" x 11' 3" (4.78m x 3.43m)
Double glazed window to rear and double glazed patio doors to the rear garden, LVT flooring, radiator, telephone point, television point.

Kitchen/ Breakfast Room

12' 1" x 8' 7" (3.68m x 2.62m)
Double glazed window to front, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit with water filter tap, integrated oven, inset gas hob with cooker hood over, tiled splashbacks, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, vinyl flooring, radiator, wall mounted gas fired boiler serving the domestic hot water and central heating systems.

First Floor Landing

With fitted carpet, access to roof space, two cupboards, doors to

Bedroom One

10' 2" max x 8' 11" (3.10m max x 2.72m)
Double glazed window to front with views towards the Quantock Hills in the distance, fitted carpet, radiator.

Bedroom Two

10' 11" x 8' 11" (3.33m x 2.72m)
Double glazed window to rear, fitted carpet, television point, built in wardrobe.

Bedroom Three

7' 9" x 6' 6" (2.36m x 1.98m)
Double glazed window to rear, fitted carpet, radiator.

Bathroom

Double glazed window to front, a fitted suite comprising pedestal wash hand basin, low level WC, panelled bath with mixer taps/shower attachment over, fitted shower screen, part tiled surrounds, extractor unit, vinyl flooring, radiator.

Outside

The property is approached via a pathway leading to the front door with a small gravel garden to the front. To the side of the property a the driveway offering off street parking for two vehicles and gate giving access to the rear garden.

To the rear is an enclosed garden comprising paved patio making an ideal area for alfresco dining, laid to lawn, timber garden shed, the garden is bordered by fencing and hedging.

Agents Note

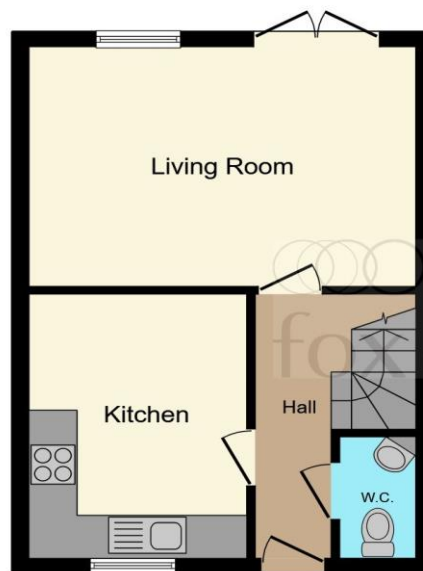
This property is subject to Section 106 Affordable Housing Scheme. The property is sold at a 25% discount to open market value; you would own the whole property however this scheme is only available for 'local' people. Potential purchasers must be qualified by Somerset Council before purchase and are advised to consult their mortgage advisor before submitting an application.

Council Tax Band

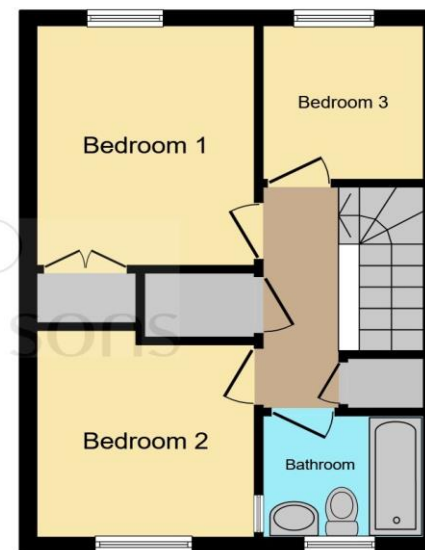
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Location

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.



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.focallagent.com

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welcome to

33 Churchill Way, WATCHET

- Section 106 Affordable Housing Scheme
- End of Terrace Home - Three Bedrooms
- Gas Central Heating - Double Glazing
- Enclosed Rear Garden - Off Road Parking
- Historic Harbour Town of Watchet

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107298 - 0005

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