



**Severn Terrace, Watchet, TA23 0AS**



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## **14 Severn Terrace, Watchet**

Situated within a popular residential area in the historic harbour town of Watchet is this period mid terrace three bedroom family home. The property is within walking distance of the town centre & its amenities & benefits from gas central heating, front & rear gardens, garage.



### Double Glazed Front Door

Leading to

### Entrance Lobby

With tiled flooring, inner door leading to

### Entrance Hall

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

### Lounge

12' 7" max x 11' 2" ( 3.84m max x 3.40m )

Double glazed window to front, radiator, fitted carpet, period fireplace with tilted hearth.

### Dining Room

16' 1" max x 11' 7" ( 4.90m max x 3.53m )

Double glazed window to rear, fitted carpet, radiator, gas fire set in decorative fireplace, built in understairs cupboard, door to

### Kitchen

11' 10" x 8' 5" max ( 3.61m x 2.57m max )

Double glazed windows to side and double glazed door to rear courtyard, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, space for cooker with cooker hood over, part tiled surrounds, tiled flooring, radiator.

### First Floor Landing

With fitted carpet, staircase rising to second floor, understairs storage area, doors to

### Bedroom One

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

Double glazed windows to front enjoying views towards the Bristol Channel, fitted carpet, radiator.

### Bedroom Three

8' 11" x 7' 1" ( 2.72m x 2.16m )

Double glazed window to rear, fitted carpet, radiator.

### Shower Room

Double glazed window to rear, a modern fitted suite comprising of large shower cubicle, low level WC, pedestal wash hand basin, vinyl flooring, built in airing cupboard housing the gas fired boiler serving the domestic hot water and central heating systems, heated towel rail.

### Second Floor Landing

With fitted carpet, door to

### Bedroom Two

14' 6" max x 13' 10" max ( 4.42m max x 4.22m max )

Skylight window to rear, fitted carpet, TV point, under eaves storage cupboards.

### Outside

The property is approached via a pedestrian footpath which gives access to Severn Terrace. There is a small strip of grass area on one side of the path that is owned by the property, a pedestrian gate gives access to the front garden which is mainly laid to lawn with path leading to the front door. The garden is bordered by fencing.

To the rear is a small courtyard immediately off the rear of the property with pedestrian gate leading on to a small service lane. Access to the garage & rear garden is a pathway and gate, the pathway continues to the rear of garden which mainly comprises of laid to lawn, flower and shrubs beds, timber garden shed, greenhouse, paved patio and is bordered by hedging and fencing.

### Garage

With double doors

### 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, and 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

B



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## 14 Severn Terrace, Watchet

- Historic Harbour Town of Watchet
- Period Mid Terrace Family Home
- Two Reception Rooms - Three Bedrooms
- Gas Central Heating - Double Glazing - Bathroom
- Front & Rear Gardens - Garage & Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£265,000**



Please note the marker reflects the  
postcode not the actual property

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