



Lorna Doone, West Street, Watchet, TA23 0FD

welcome to

7 Lorna Doone, West Street, Watchet

Situated within the historic harbour town of Watchet is this beautifully presented mid terrace two bedroom home enjoying views across the Bristol Channel. The property benefits from double glazing, gas central heating, lounge/dining room, enclosed low maintenance garden & off street parking.



Double Glazed Front Door

Leading to

Entrance Hall

With vinyl flooring, radiator, staircase rising to first floor landing, doors to

Cloakroom

Double glazed window to front, low level WC, pedestal wash hand basin, extractor unit, radiator, fitted carpet.

Kitchen

12' 4" max x 6' 10" max (3.76m max x 2.08m max)
Double glazed window to front, a range of modern fitted base and wall units, worktop surfaces, inset one and a half bowl stainless steel sink unit, space and plumbing for washing machine and space for undercounter fridge, integrated electric oven with inset gas hob over and stainless steel cooker hood, tiled splashbacks, space for fridge freezer, vinyl flooring, radiator, wall mounted gas fired boiler.

Lounge/ Dining Room

14' 8" max x 12' 5" max (4.47m max x 3.78m max)
Double glazed patio doors to the rear garden, fitted carpet, two radiators, inset ceiling spotlights, TV point, built in cupboard.

First Floor Landing

With fitted carpet, radiator, doors to

Bedroom One

12' 5" max x 11' 10" max (3.78m max x 3.61m max)
Double glazed window to rear with views across the Bristol Channel, radiator, fitted carpet.

Bathroom

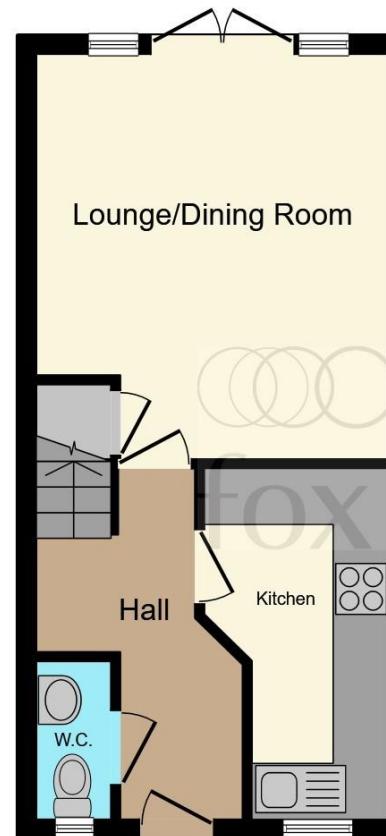
A modern fitted suite comprising pedestal wash hand basin, low level WC, panelled bath with shower unit over and fitted shower screen, part tiled surrounds, heated towel rail, fitted carpet.

Bedroom Two

12' 5" max x 9' 2" max (3.78m max x 2.79m max)
Double glazed window to front, fitted carpet, radiator, built in cupboard with shelving, access to roof space.

Outside

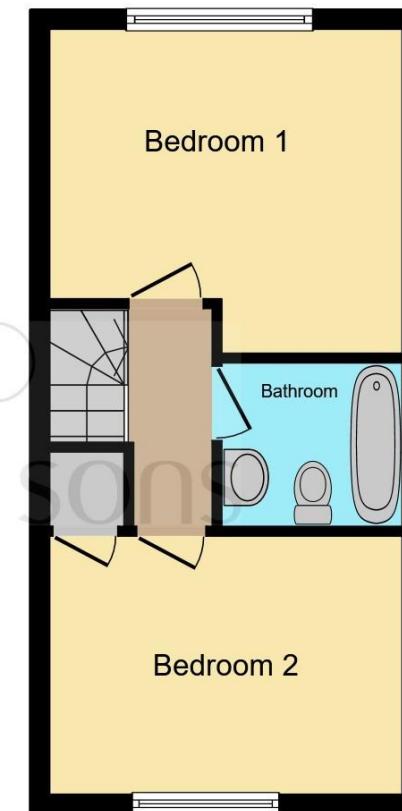
To the front is a block paved driveway which provides off road parking for one and leads to the front door. To the rear is an enclosed paved patio garden with gravel borders and bordered by fencing. from the garden views across the Bristol Channel can be enjoyed.



Ground Floor

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



view this property online fox-and-sons.co.uk/Property/MIH107339



welcome to

7 Lorna Doone, West Street, Watchet

- Historic Harbour Town of Watchet
- Modern Development - Mid Terrace Home
- Two Bedrooms - Lounge/Dining Room
- Gas Central Heating - Double Glazing
- Enclosed Low Maintenance Garden - Off Street Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£224,000



view this property online fox-and-sons.co.uk/Property/MIH107339

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 guidance 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.



Property Ref:
MIH107339 - 0003



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk