



The Rope Walk, WATCHET, TA23 0ET

welcome to

4 The Rope Walk, WATCHET

Enjoying views across the Bristol Channel whilst listening to the steam trains entering Watchet Station is this well presented deceptively spacious mid terrace three bedroom home. the property benefits from gas central heating, double glazing, garden, garage & off street parking.



Double Glazed Front Door

Leading to

Entrance Porch

Double glazed window to rear, inner front door leading to

Entrance Hall

With laminate flooring, radiator, telephone point, built in understairs cupboard, staircase rising to first floor landing, doors to

Cloakroom

Window to front, low level WC, pedestal wash hand basin, vinyl flooring.

Lounge

13' 9" x 12' (4.19m x 3.66m)

Double glazed window to front, wood style flooring, radiator, archway to

Dining Room

12' 9" max x 10' 1" max (3.89m max x 3.07m max)

Double glazed patio doors to the rear garden with views towards the Bristol Channel, wood style flooring, radiator, door to entrance hall.

Kitchen

13' max x 11' 9" max (3.96m max x 3.58m max)

Double glazed window to rear enjoying views towards the Bristol Channel and the West Somerset Steam Railway, a range of fitted white base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, integrated electric double oven, inset electric hob with cooker hood over, breakfast bar, radiator, tiled surrounds, laminate flooring, wall mounted gas fired boiler in matching cupboard, door to

Rear Entrance Porch

Double glazed window to rear, door to the rear garden.

First Floor Landing

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

Bedroom One

12' 1" x 12' (3.68m x 3.66m)

Double glazed window to front, radiator, laminate flooring, full wall length fitted wardrobes, fitted cupboards over bed space.

Bedroom Two

12' 10" x 9' 7" (3.91m x 2.92m)

Double glazed window to rear enjoying views over the West Somerset Steam Railway and views towards the Bristol Channel, laminate flooring, radiator, built in wardrobe.

Bedroom Three

12' 4" x 8' 9" (3.76m x 2.67m)

Double glazed window to front, laminate flooring, radiator, fitted full wall length wardrobes.

Bathroom

Double glazed window to rear, a white suite comprising panelled bath with shower unit over, fitted shower screen, bidet, low level WC, vanity wash hand basin with cupboard under, tiled flooring, tiled surrounds, inset ceiling spotlights, heated towel rail, built in airing cupboard.

Outside

The property is approached via a driveway offering off street parking, access to the garage and front door. To the side of the driveway is a gravelled area with low bricked wall to the front.

To the rear is an enclosed tiered garden with decked seating area making an ideal area for alfresco dining whilst enjoying the views across the Bristol Channel and listening to the West Somerset Steam Railway as the trains come into Watchet Station. Steps then lead to a lower patio area.

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



view this property online fox-and-sons.co.uk/Property/MIH107362



welcome to

4 The Rope Walk, WATCHET

- Historic Harbour Town of Watchet
- Mid Terrace Home - Three Bedrooms
- Views across The Bristol Channel
- Gas Central Heating - Double Glazing
- Garage & Off Street Parking - NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£269,950



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107362



Property Ref:
MIH107362 - 0004

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24
5NL



fox-and-sons.co.uk