



Atlantic Villas, Watchet, TA23 0JP

welcome to

1 Atlantic Villas, Watchet

Extensively renovated in 2021 is this well presented semi-detached three bedroom home situated within a semi-rural position between Watchet & Blue Anchor. The property benefits from gas central heating, double glazing, enclosed rear garden & off road parking.



Double Glazed Stable Door

Leading to

Entrance Hall

Double glazed Velux window to side, radiator, vinyl flooring, doors to

Cloakroom

Double glazed Velux window to side, vinyl flooring, radiator, low level WC, pedestal wash hand basin, extractor unit.

Lounge

16' max x 13' 9" max (4.88m max x 4.19m max)

Double glazed sash windows to front, fitted carpet, log burner set on slate hearth, radiator, wall light points, door to

Inner Hall

With vinyl flooring, radiator, understairs storage area with LPG wall mounted boiler, staircase rising to first floor landing, open doorway to kitchen, door to dining room.

Dining Room

12' x 9' 6" (3.66m x 2.90m)

With vinyl flooring, radiator, archway to kitchen.

Kitchen

16' 4" x 7' 4" (4.98m x 2.24m)

Double glazed windows to side and rear, a range of fitted coloured base and wall units with worktop surfaces, inset one and one half bowl stainless steel sink unit with mixer tap, space and plumbing for dishwasher, space for fridge freezer, integrated electric double oven, inset gas hob with cooker hood over, tiled splashbacks, inset ceiling spotlights, vinyl flooring with archway to utility area.

Utility Area

7' 9" max x 3' 10" (2.36m max x 1.17m)

Double glazed window to rear and double glazed door to rear garden, vinyl flooring, radiator, space and plumbing for washing machine, worktop surfaces, wall mounted cupboards, space for under counter freezer.

First Floor Landing

With fitted carpet, radiator, built in understairs cupboard, door and paddle staircase rising to second floor bedroom 3, doors to

Bedroom One

11' 10" x 9' 10" max (3.61m x 3.00m max)

Double glazed sash windows to front with far reaching views, radiator, fitted carpet, TV point, door to

Ensuite Bathroom

Double glazed sash window to front, a fitted suite comprising pedestal wash hand basin, low level WC, panelled bath with mixer tap and shower unit over, fitted shower screen, heated towel rail, extractor unit, vinyl flooring, part tiled surrounds, shaver point.

Bedroom Two

12' x 10' 2" (3.66m x 3.10m)

Double glazed door leading to seating area with views towards the Bristol Channel, fitted carpet, radiator.

Bedroom Three

16' 3" max x 11' 11" (4.95m max x 3.63m)

Double glazed window to side, fitted carpet, radiator, two built in eaves storage cupboards.

Bathroom

Double glazed window to side, a fitted suite comprising panelled bath with mixer tap and shower unit over, fitted shower screen, pedestal wash hand basin, low level WC, part tiled surrounds, shaver point, heated towel rail, extractor unit, vinyl flooring.

Outside

A gravelled driveway to front with fenced and walled boundary, canopy entrance porch leading to front door.

To the rear is an enclosed garden with gravelled area immediately to rear of property with summerhouse, raised flower beds and steps leading to a lawned garden with fenced and walled boundaries with lovely views from garden.

Location

The property is situated between Watchet and Blue Anchor with Watchet being just a 15 minute walk away. It is a thriving historic harbour town with a marina for boating enthusiasts. The town has a good range of facilities meeting most everyday needs as well as a large variety of independent antique, gift and art shops. Watchet has a station on the West Somerset Heritage Steam Railway - the longest in the country which links it to the coastal resort of Minehead. Set between the Quantock and Brendon Hills and the Exmoor National Park this is a great area for walking and outdoor pursuits. Taunton (18 miles), the county town, gives access to the motorway network and fast trains (from 1 hour 40 minutes) to London.



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welcome to

1 Atlantic Villas, Watchet

- Semi-Rural Position - Between Watchet & Blue Anchor
- Extensively Renovated - Semi-Detached Home - Views
- Three Bedrooms - Two Reception Rooms
- Cloakroom - Ensuite & Family Bathroom
- Enclosed Rear Garden & Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107399 - 0003

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