



Ramon Avenue, Watchet, TA23 0EJ

welcome to

21 Ramon Avenue, Watchet

Situated within walking distance of nearby local amenities within the historic harbour town of Watchet is this beautifully presented mid terrace three bedroom family home. The property benefits from two reception rooms, gas central heating, double glazing, enclosed rear garden & off street parking.



Double Glazed Front Door

Leading to

Entrance Hall

With tiled effect flooring, radiator, double glazed window to front, staircase rising to first floor landing with understairs storage area, doors to

Lounge

14' 1" max x 12' 6" (4.29m max x 3.81m)
Double glazed bay window to front, radiator, laminate flooring, door to dining room.

Dining Room

9' 3" x 9' (2.82m x 2.74m)
Double glazed patio doors to rear garden, fitted carpet, radiator, door to kitchen.

Kitchen

9' 5" x 9' 3" (2.87m x 2.82m)
Double glazed window to rear, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space for cooker with cooker hood over, space for under counter fridge, space and plumbing for washing machine, tiled splashbacks, open doorway to dining room, built in understairs cupboard, double glazed door to side entrance lobby.

Side Entrance Lobby

Door to front, tiled flooring, door to utility room.

Utility Room

12' 9" max x 6' 5" (3.89m max x 1.96m)
Double glazed door to rear garden, double glazed window to side, laminate flooring, space for fridge freezer, space for tumble dryer, radiator, door to

Cloakroom

Double glazed window to rear, radiator, wash hand basin with wall mounted water heater, low level WC, extractor unit, laminate flooring.

First Floor Landing

With fitted carpet, access to roof space, built in airing cupboard with gas fired boiler, doors to

Bedroom One

11' 6" x 10' 2" (3.51m x 3.10m)
Double glazed window to front, fitted carpet, radiator, fitted shelving with blind.

Bedroom Two

12' 7" max x 9' 4" max (3.84m max x 2.84m max)
Double glazed window to rear, fitted carpet, radiator.

Bedroom Three

8' 4" max x 8' 3" max (2.54m max x 2.51m max)
Double glazed window to front, fitted carpet, radiator, built in cupboard.

Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath with shower unit over, radiator, vanity wash hand basin, low level WC.

Outside

The the front is a driveway providing off street parking for two vehicles, pathway leads to the front door.

To the rear is an enclosed level garden comprising two garden sheds, laid to lawn, paved patio, flower and shrub beds, pathway leading to the rear of the garden with pedestrian gate giving access to the rear service lane.

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.



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welcome to

Ramon Avenue, Watchet

- Historic Harbour Town of Watchet
- Within Walking Distance of Local Amenities
- Mid Terrace Family Home - Three Bedrooms
- Utility Room - Cloakroom - Enclosed Rear Garden
- Off Street Parking - Gas Central Heating

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£259,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107437 - 0003

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