Portland Terrace, Watchet, TA23 0DD

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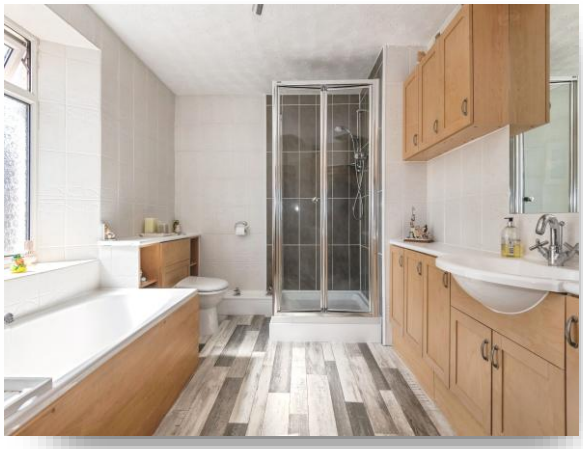
welcome to

8 Portland Terrace, Watchet

This property represents an opportunity to acquire a traditional three bedroom family home in the historic West Somerset harbour town of Watchet. The property offers period charm with accommodation over three floors & benefits from double glazing, gas central heating & an enclosed garden.



Double Glazed Front Door
Leading to

Entrance Hall
With laminate flooring, radiator, staircase rising to the first floor landing, door to

Dining Room
14' 9" x 9' 8" max (4.50m x 2.95m max)
Double glazed sliding patio doors to rear courtyard, vinyl flooring, radiator, built in understairs cupboard, period fireplace, archway to lounge, door to kitchen.

Courtyard
7' 10" x 6' 6" (2.39m x 1.98m)
With paved patio.

Lounge
13' 8" max x 12' 10" max (4.17m max x 3.91m max)
Double glazed window to front, vinyl flooring, bricked recess fireplace with inset logburner, inset ceiling spotlights, radiator.

Kitchen
9' 9" x 6' 2" (2.97m x 1.88m)
Double glazed window to side, a range of fitted base and wall units, worktop surfaces, integrated oven, inset gas hob with cooker hood over, space and plumbing for washing machine, inset stainless steel sink unit, space for fridge, tiled splashbacks, laminate flooring.

First Floor Landing
Double glazed window to rear on half landing, fitted carpet, staircase rising to the second floor landing, doors to

Bedroom One
17' 6" max x 10' (5.33m max x 3.05m)
Double glazed window to front, fitted carpet, radiator, period fireplace.

Bathroom
11' 8" x 8' 7" (3.56m x 2.62m)
Double glazed window to rear, a modern fitted suite comprising panelled bath, vanity wash hand basin with cupboard under, fitted cupboards, shower cubicle, low level WC, vinyl flooring, radiator, tiled surrounds, built in cupboard housing gas fired boiler serving the domestic hot water and central heating systems.

Second Floor Landing
With fitted carpet and doors to

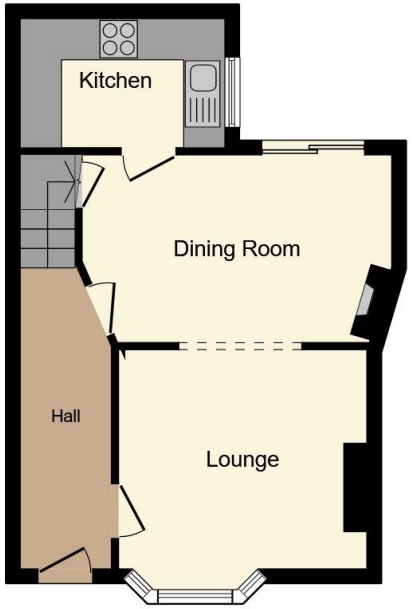
Bedroom Two
17' 7" max x 10' 2" (5.36m max x 3.10m)
Double glazed window to front, radiator, fitted carpet, access to roof space.

Bedroom Three
11' 9" x 8' 10" (3.58m x 2.69m)
Double glazed window to rear, fitted carpet, radiator.

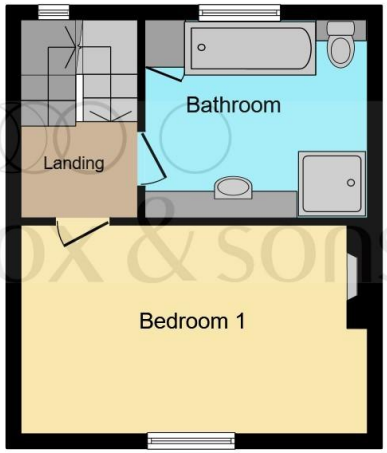
Outside
The property is approached via a pedestrian footpath, access to the enclosed garden through a pedestrian gate (which is located opposite the property to the left when looking out from the property). The enclosed garden is of good size and comprises pathway leading to the rear of garden, laid to lawn with flower and shrub beds, apple tree, summerhouse and timber shed. The garden is bordered walling and fencing.

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.

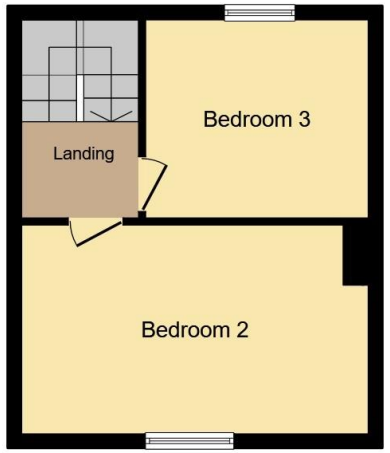
Agents Note
Please note the enclosed garden (ST227618) is registered under a seperate title number to the property (ST45621).



Ground Floor



First Floor



Second Floor

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welcome to

8 Portland Terrace, Watchet

- Historic West Somerset Harbour Town of Watchet
- Within Walking Distance of the Town Centre & Marina/Harbour
- Traditional Three Bedroom Family Home
- Gas Central Heating - Double Glazing
- Small Courtyard - Enclosed Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£220,000

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107450

The Property Ombudsman

Property Ref:
MIH107450 - 0007

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fox & sons

01643 702281

minehead@fox-and-sons.co.uk

13 The Parade, MINEHEAD, Somerset, TA24 5NL

fox-and-sons.co.uk

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