



Risdon Road, Watchet, TA23 0HL

welcome to

41 Risdon Road, Watchet

A beautifully presented detached Two bedroom bungalow located in the popular harbour town of Watchet with far reaching views over the Bristol Channel and private enclosed rear gardens, The property benefits from a re-fitted kitchen & bathroom, double glazing and a replacement boiler.



Entrance Porch

Large double glazed entrance porch with windows to front and side enjoying far reaching views, tile effect vinyl flooring, double glazed door to;

Entrance Hall

Attractive wood effect vinyl flooring, access to roof space, radiator, central heating thermostat, doors to;

Sitting Room

13' 3" x 11' 8" (4.04m x 3.56m)

Double glazed window to front enjoying far reaching views over the Bristol Channel towards Wales, television aerial point, telephone point, wood effect vinyl flooring, radiator.

Kitchen

12' 3" x 10' 3" (3.73m x 3.12m)

Double glazed window to rear, re-fitted with a range of gloss coffee coloured wall and base level units complimented by solid quartz worksurfaces, upstands and splashbacks, inset Neff four ring gas hob with hood over, eye level Hisense double oven with storage above and below, integrated concealed Neff dishwasher, fridge and freezer, display shelving, wood effect vinyl flooring, radiator, double glazed door to rear lobby, open plan to

Dining Room/Snug Area

11' 9" x 8' 3" max (3.58m x 2.51m max)

Double glazed sliding patio doors to rear garden, vinyl flooring, radiator.

Rear Lobby

Double glazed window to side and door to rear garden, wood effect vinyl flooring, good sized shelved storage cupboard.

Bedroom One

11' 9" x 10' (3.58m x 3.05m)

Double glazed window to rear, fitted recessed double wardrobe, radiator.

Bedroom Two

9' x 8' (2.74m x 2.44m)

Double glazed window to front with far reaching coastal views, built in wardrobe, radiator.

Bathroom

Two double glazed windows to front, beautifully re-fitted white suite comprising shower end bath with mixer tap, shower attachment over and fitted shower screen, dual flush low level WC, vanity wash hand basin with storage below, wall light points, chrome heated towel rail, wood effect vinyl flooring, attractive tiled surrounds.

Front Garden

Well screened with mature hedge to front boundary, area of lawn, driveway to garage affording off street parking, pathway to front door and gated side access.

Rear Garden

Enjoying near total privacy, the garden has been attractively landscaped with full width patio area adjoining the rear of the bungalow, idea for patio furniture, al-fresco dining and entertaining, side access, courtesy lighting and useful garden store located to the rear of the garage.

A gentle slope and several steps lead to the remainder of the garden which is enclosed, laid to lawn with timber summerhouse and deck with partial sea views.

Garage

Metal up and over door to front, courtesy door to rear gardens, gas meter, power and light.

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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41 Risdon Road, Watchet

- Beautifully Presented Detached Bungalow
- Two Bedroom - Re-Fitted Bathroom
- Double Glazing - Replacement Boiler - Solar Panels
- Enclosed Rear Garden - Garage - Driveway
- Far Reaching Views across the Bristol Channel

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£259,995



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107508 - 0003

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