



**Brendon Road, WATCHET, TA23 0AU**

**welcome to**

**52 Brendon Road, WATCHET**

Listening to the West Somerset Steam Railway whilst enjoying fantastic views towards the Bristol Channel is this beautifully presented deceptively spacious three bedroom detached chalet bungalow, benefitting from gas central heating, double glazing, good size enclosed garden & off road parking.



### **Double Glazed Front Door**

Leading to

### **Entrance Hall**

Double glazed window to front, telephone point, wooden flooring, radiator, picture rail, staircase rising to first floor landing, doors to

### **Bathroom**

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

### **Lounge/ Dining Room**

24' 9" max x 15' 2" max ( 7.54m max x 4.62m max )

A dual aspect room with double glazed bay window to front and double glazed sliding patio doors leading to a large decked balcony, wooden flooring, gas fire set in decorative surround, two radiators, wall light points, fitted shelving and cupboard, door to

### **Rear Entrance Hall**

Double glazed door leading to the rear garden, wooden flooring, built in airing cupboard, space for fridge freezer, built in cupboard with shelving and wall mounted gas fired boiler serving the domestic hot water and central heating, doors to

### **Kitchen**

12' x 11' 4" ( 3.66m x 3.45m )

A dual aspect room with double glazed windows to front and side, a range of modern fitted white base and wall units, worktop surfaces, inset one and a half bowl sink unit with mixer tap, inset electric induction hob with chimney style cooker hood over, splashbacks, integrated wine rack, two integrated electric ovens, radiator, integrated dishwasher, integrated washing machine, pots and pans drawers, serving hatch to lounge/dining room.

### **Bedroom Two**

11' max x 10' 6" max ( 3.35m max x 3.20m max )

Double glazed window to rear with fantastic views towards the Bristol Channel, fitted carpet, radiator, built in shelving.

### **Bedroom Three**

7' 11" x 7' 8" ( 2.41m x 2.34m )

Double glazed windows to front and side, radiator, fitted carpet, picture rail, built in full wall length wardrobes.

### **First Floor Landing**

Double glazed window to front, vinyl flooring, walk in cupboard with hanging rail and shelving, fitted carpet and light, door to

### **Bedroom One**

17' max x 10' 11" max ( 5.18m max x 3.33m max )

Double glazed window to front, vinyl flooring, radiator, picture rail, fitted wardrobes, doors to

### **Ensuite Bathroom**

12' 6" max x 10' 11" max ( 3.81m max x 3.33m max )

Double glazed window to side enjoying views towards the Bristol Channel, freestanding roll top bath with Victorian style mixer tap/shower attachment over, pedestal wash hand basin, large shower cubicle, exposed beams, inset ceiling spotlights, vinyl flooring, heated towel rail, built in under eaves storage cupboards.

### **Outside**

The property is approached via a driveway offering off road parking, from the driveway steps lead to the front door. To the front of the property is a small gravelled garden with pond, path and gate giving access to the side & rear of the property. A gate gives access to Brendon Road, the garden is bordered by fencing and hedging.

To the side is a small garden area with outside water tap and path leading to the rear garden. To the rear is a good size enclosed garden boasting a superb decked balcony 17'5" x 12'5" with glazed and wrought iron railings making an ideal area for alfresco dining whilst enjoying views towards the Bristol Channel, steps lead to the garden. The garden comprises of laid to lawn, array of flower and shrub beds, path leading to the rear of garden, various fruit trees, useful garden storage area under the balcony, outside lighting, metal garden store, summerhouse, The Old Cobblers Workshop 16' x 7'8" with light and windows to front, door to side.

### **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.

### **Council Tax Band**

C

### **Agents Note**

We are advised that Japanese Knotweed is present in the neighbouring land to the left of the property. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.



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welcome to

## 52 Brendon Road, WATCHET

- Overlooking the West Somerset Steam Railway
- Fantastic Views towards the Bristol Channel
- Deceptively Spacious Detached Chalet Bungalow
- Lounge/Dining Room - Kitchen - Three Bedrooms
- Two Bathrooms - Good Size Enclosed Garden - Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107296 - 0008

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