



Quarry Road, Washford, WATCHET, TA23 0NR

welcome to

11 Quarry Road, Washford, WATCHET

A well-presented four bedroom extended semi-detached home located in a residential area within the popular village of Washford, close to the Exmoor National Park & countryside walks. The property benefits from two reception rooms, shower room & bathroom, gardens, off-road parking & garage.



Front Door

Leading to

Entrance Porch

Double glazed window to side, tiled flooring, doors to

Entrance Hall

Double glazed window to side, tiled flooring, understairs storage area, coving, radiator, staircase rising to first floor landing, doors to

Lounge

12' max x 12' max (3.66m max x 3.66m max)

Double glazed bay window to front, fitted carpet, coving, radiator, wall light points, built in cupboard, two radiators.

Shower Room

Double glazed window to side, a fitted suite comprising low level WC, shower cubicle, pedestal wash hand basin, part tiled surrounds, tiled flooring, extractor unit.

Sitting Room/Bedroom Four

13' 6" max x 10' 6" max (4.11m max x 3.20m max)

(Currently being used as a bedroom) Double glazed windows to sides and double glazed door to rear, two radiators, coving, wall light points.

Kitchen

18' max x 10' 10" max (5.49m max x 3.30m max)

Window to rear, double glazed sliding patio doors to front, a range of fitted base and wall units, worktop surfaces, inset sink unit, space for cooker with cooker hood over, tiled splashbacks, space for fridge, integrated wine rack, tiled flooring, coving, part fitted carpet, radiator, fireplace with inset log burner. door to inner lobby with doors to

Utility Room

6' 8" x 5' 8" (2.03m x 1.73m)

Double glazed window to rear, double glazed door to rear, radiator, tiled flooring, skylight window, worktop surfaces, inset stainless steel sink unit, space plumbing for washing machine, space and plumbing for dishwasher, tiled splashbacks, wall mounted cupboards.

First Floor Landing

With fitted carpet, access to roof space, built in airing cupboard, coving, doors to

Bedroom One

13' 6" x 10' 6" (4.11m x 3.20m)

(Currently Sitting Room) Double glazed window to rear with views towards the Quantock Hills in the distance, fitted carpet, radiator, coving.

Bedroom Two

14' 1" max x 10' 7" max (4.29m max x 3.23m max)

Double glazed window to front with views towards local countryside, fitted carpet, coving, radiator, built in wardrobes.

Bedroom Three

9' 5" x 8' 7" (2.87m x 2.62m)

Double glazed window to front with views towards local countryside, radiator, coving, fitted carpet.

Office

5' 6" x 4' 10" (1.68m x 1.47m)

Double glazed window to side, fitted shelving, radiator, fitted carpet.

Bathroom

Double glazed window to rear, a fitted suite comprising shower cubicle, pedestal wash hand basin, corner panelled bath, low level WC, part tiled surrounds, radiator, fitted carpet.

Outside

The property stands on a generous corner plot. To the front of the property, the garden is planted to heathers and established hedging. To the side of the property there is a gravelled garden area with pathway leading to the rear garden, with a good sized decking area immediately off of the rear of the house making an ideal area for alfresco dining. The remainder of the garden is laid to lawn with a natural pond and timber summer house and timber greenhouse. There is also a detached Garage; with double gated access, providing off road parking.

Garage

20' 2" max x 8' 2" (6.15m max x 2.49m)

Windows to side and rear, door to rear, light and power.

Location

The property is situated in the quiet village of Washford well renowned for its historic ruins of Cleeve Abbey. The village benefits from a Public House, Post Office, West Somerset Railway Station, First School, village recreational ground, Hairdressers & Church. The coastline & the West Somerset Steam Railway are notable attractions of the area. More extensive facilities are available at the popular coastal resort of Minehead, which is some 6 miles. Taunton, the county town of Somerset is approximately 18 miles & offers extensive shopping, scholastic, cultural & sporting facilities. The beautiful countryside of Exmoor National Park & the Quantock Hills are within a short driving distance away.



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welcome to

11 Quarry Road, Washford, WATCHET

- Popular West Somerset Village of Washford
- Extended Semi-Detached Family Home
- Four Bedrooms - Two Reception Rooms
- Shower Room & Bathroom - Garage & Off-Road Parking
- Views towards Local Countryside

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107546 - 0006

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