



Kingsland, WATCHET, TA23 0UE

welcome to

28 Kingsland, WATCHET

Enjoying fantastic views over the Bristol Channel and the West Somerset Steam Railway is this well presented spacious first floor two bedroom flat located within the historic harbour town of Watchet, benefitting from gas central heating, double glazing and small enclosed garden.



Double Glazed Front Door

Leading to

Entrance Lobby

With LVT Luxury Click Vinyl flooring, staircase to first floor landing, consumer unit.

First Floor Entrance Hall

With LVT Luxury Click Vinyl flooring, radiator, access to roof space, built in cupboard with gas boiler, glazed double doors to kitchen/lounge, doors to

Kitchen/Lounge

27' 6" max x 11' 7" max (8.38m max x 3.53m max)

A dual aspect room with double glazed windows to front and rear enjoying fantastic views across the Bristol channel and overlooking the West Somerset Steam Railway, LVT Luxury Click Vinyl flooring, two radiators, TV point.

Kitchen Area - A range of modern fitted grey coloured base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit with mixer tap, integrated oven, inset electric hob with stainless steel cooker hood over, splashbacks, space for fridge freezer, space and plumbing for washing machine, inset ceiling spotlights.

Utility

10' 4" x 4' 4" max (3.15m x 1.32m max)

Double glazed window to front, worktop surfaces, space and plumbing for washing machine, telephone point, LVT Luxury Click Vinyl flooring, fitted shelving, space for undercounter freezer.

Bedroom One

13' 8" x 9' 10" (4.17m x 3.00m)

Double glazed window to rear enjoying fantastic views across the Bristol Channel, fitted carpet, fitted wardrobes, radiator.

Bedroom Two

13' 5" x 8' 6" (4.09m x 2.59m)

Double glazed window to rear enjoying fantastic views over the Bristol Channel, fitted carpet, radiator.

Bathroom

Double glazed window to front, a modern fitted suite comprising panelled bath with shower attachment and mixer tap, shower cubicle, pedestal wash hand basin, low level WC, LVT Luxury Click Vinyl flooring, part Aqua panelling, heated towel rail.

Outside

There is a small enclosed garden bordered by fencing a short distance from the property & shared residents parking area.

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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

28 Kingsland, WATCHET

- Popular Historic Harbour Town of Watchet
- First Floor Flat - Two Bedrooms
- Modern Spacious Accommodation
- Double Glazing - Gas Central Heating
- Small Enclosed Garden & Fantastic Views

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 544.56

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Dec 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107686 - 0003

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