



**Lorna Doone, West Street, Watchet, TA23 0FD**

**welcome to**

**7 Lorna Doone, West Street, Watchet**

Situated within the historic harbour town of Watchet is this beautifully presented mid terrace two bedroom home enjoying views across the Bristol Channel. The property benefits from double glazing, gas central heating, lounge/dining room, enclosed low maintenance garden & off street parking.



## Double Glazed Front Door

Leading to

## Entrance Hall

With vinyl flooring, radiator, staircase rising to first floor landing, doors to

## Cloakroom

Double glazed window to front, low level WC, pedestal wash hand basin, extractor unit, radiator, fitted carpet.

## Kitchen

12' 4" max x 6' 10" max ( 3.76m max x 2.08m max )  
Double glazed window to front, a range of modern fitted base and wall units, worktop surfaces, inset one and a half bowl stainless steel sink unit, space and plumbing for washing machine and space for undercounter fridge, integrated electric oven with inset gas hob over and stainless steel cooker hood, tiled splashbacks, space for fridge freezer, vinyl flooring, radiator, wall mounted gas fired boiler.

## Lounge/ Dining Room

14' 8" max x 12' 5" max ( 4.47m max x 3.78m max )  
Double glazed patio doors to the rear garden, fitted carpet, two radiators, inset ceiling spotlights, TV point, built in cupboard.

## First Floor Landing

With fitted carpet, radiator, doors to

## Bedroom One

12' 5" max x 11' 10" max ( 3.78m max x 3.61m max )  
Double glazed window to rear with views across the Bristol Channel, radiator, fitted carpet.

## Bathroom

A modern fitted suite comprising pedestal wash hand basin, low level WC, panelled bath with shower unit over and fitted shower screen, part tiled surrounds, heated towel rail, fitted carpet.

## Bedroom Two

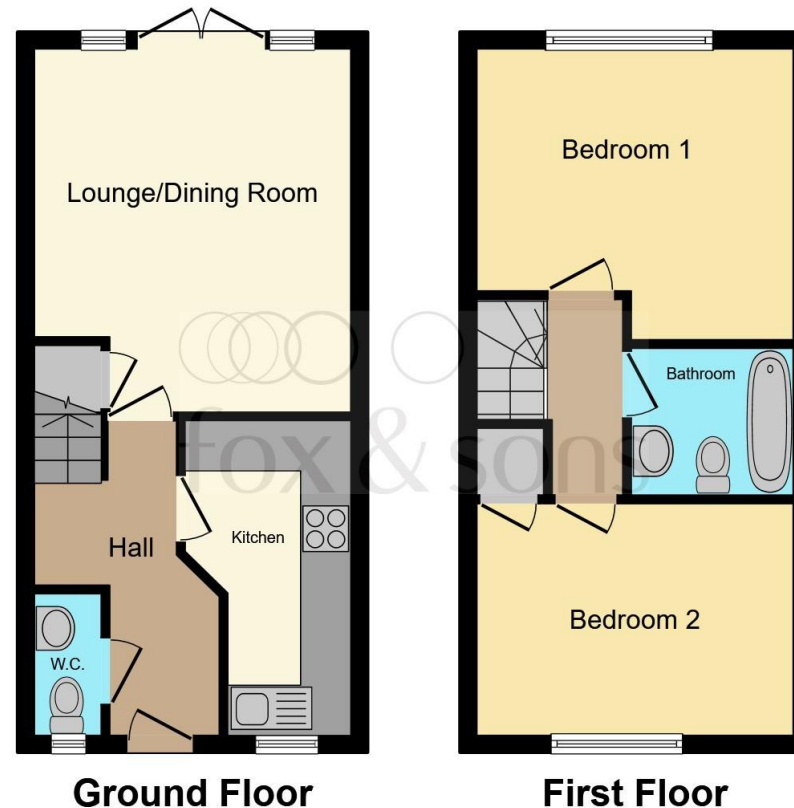
12' 5" max x 9' 2" max ( 3.78m max x 2.79m max )  
Double glazed window to front, fitted carpet, radiator, built in cupboard with shelving, access to roof space.

## Outside

To the front is a block paved driveway which provides off road parking for one and leads to the front door. To the rear is an enclosed paved patio garden with gravel borders and bordered by fencing. from the garden views across the Bristol Channel can be enjoyed.

## 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 floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## 7 Lorna Doone, West Street, Watchet

- Historic Harbour Town of Watchet
- Modern Development - Mid Terrace Home
- Two Bedrooms - Lounge/Dining Room
- Gas Central Heating - Double Glazing
- Enclosed Low Maintenance Garden - Off Street Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: B

# £217,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107339 - 0004

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