



Coleridge Way, Watchet, TA23 0FQ

fox & sons

welcome to

21 Coleridge Way, Watchet

A beautifully presented three-bedroom modern detached residence, built by renowned developers Summerfield Homes to their popular "Elworthy" design. Featuring stylish interiors, well-proportioned accommodation, a spacious rear garden, and the remainder of a 10-year NHBC warranty.



Double Glazed Front Door

Leading to

Entrance Hall

With radiator, built in understairs cupboards, staircase rising to first floor landing, doors to

Cloakroom

Double glazed window to front, low level WC, vanity wash hand basin with cupboard underneath, radiator, extractor unit, inset ceiling spotlights.

Lounge

16' 9" max x 9' 10" (5.11m max x 3.00m)

A dual aspect room with double glazed window to front, double glazed patio doors to rear garden, TV point, telephone point, two radiators, fitted carpet.

Kitchen/ Dining Room

20' 5" max x 8' 10" (6.22m max x 2.69m)

Double glazed window to front and double glazed patio doors to rear garden, two radiators, inset ceiling spotlights, grey coloured base and wall units with worktop surfaces, inset one and one half bow stainless steel sink unit, space and plumbing for a dishwasher and washing machine, integrated electric oven, inset electric hob with cooker hood over, space for fridge freezer, splashbacks, extractor unit.

First Floor Landing

Double glazed window to rear, fitted carpet, radiator, access to roof space, built in airing cupboard with gas fired boiler and shelving.

Bedroom One

12' 11" max x 11' 10" max (3.94m max x 3.61m max)

Double glazed window to front, fitted carpet, telephone point, TV point, radiator, built in wardrobes, door to

Ensuite

A fitted suite comprising Shower cubicle, low level WC, wash hand basin, part tiled surrounds, inset ceiling spotlights, heated towel rail, extractor unit.

Bedroom Two

10' x 9' 3" (3.05m x 2.82m)

Double glazed window to rear, radiator, fitted carpet, TV point.

Bedroom Three

10' 10" x 6' 3" (3.30m x 1.91m)

Double glazed window to front, fitted carpet, radiator.

Bathroom

Double glazed window to rear, a fitted suite comprising panelled bath with shower unit over,

fitted shower screen, wash hand basin, low level WC, heated towel rail, part tiled surrounds, extractor unit, inset ceiling spotlights.



Ground Floor



view this property online fox-and-sons.co.uk/Property/MIH107241

Outside

The front garden is attractively laid to lawn with a pathway leading to the entrance. The enclosed rear garden is a notable feature—larger than average for the development—comprising a level lawn and a patio area ideal for outdoor dining. A pedestrian door from the garden provides access to the detached garage, which is fitted with power, lighting, an up-and-over door, and an EV charging point. The property also benefits from additional off-street parking.

Garage

19' 7" x 9' 10" (5.97m x 3.00m)

Up and over door, light and power, electric car charging point.

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.



First Floor



welcome to

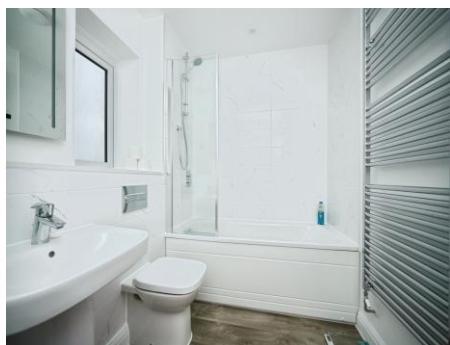
21 Coleridge Way, Watchet

- Built by Summerfield Homes - "The Elworthy" Design
- Remainder of 10 Year NHBC Warranty
- Detached Modern Home - Dual Aspect Lounge
- Dual Aspect Kitchen/Dining Room - Gas Central Heating
- Enclosed Rear Garden - Garage & Off Road Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£320,000



view this property online fox-and-sons.co.uk/Property/MIH107241

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
MIH107241 - 0004



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk