



Lorna Doone, West Street, Watchet, TA23 0FD

welcome to

12 Lorna Doone, West Street, Watchet

Situated on the edge of the charming historic coastal town of Watchet is this beautifully presented end of terrace four bedroom family home with enclosed garden, garage/carport & just a short distance from the harbour/marina & amenities whilst enjoying fantastic views across the Bristol Channel.



Double Glazed Front Door

Leading to

Entrance Hall

With laminate flooring, telephone point, radiator, staircase rising to first floor landing with understairs storage area, door to

Utility Room

7' 4" x 6' 9" (2.24m x 2.06m)

With fitted base and wall units, worktop surfaces, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine, tiled splashbacks, vinyl flooring, extractor unit, radiator, bi-folding door to

Cloakroom

With low level WC, pedestal wash hand basin, vinyl flooring, radiator, extractor unit.

First Floor Landing

With fitted carpet, radiator, staircase rising to second floor landing, doors to

Lounge

15' 10" max x 13' 3" max (4.83m max x 4.04m max)

Double glazed window to front and double glazed patio doors to front with Juliet balcony, laminate flooring, radiator.

Kitchen/Dining Room

15' 9" max x 15' 7" max (4.80m max x 4.75m max)

Double glazed window to rear, double glazed patio doors to rear garden, vinyl flooring, inset ceiling spotlights, radiator, a modern range of blue coloured base and wall units, worktop surfaces, inset one and one half bowl sink unit with mixer tap, integrated double oven, five ring gas hob, tiled splashbacks, space for fridge, wall mounted gas fired boiler in matching cupboard.

Second Floor Landing

With fitted carpet, built in airing cupboard with hot water cylinder and shelving, staircase rising to third floor landing, doors to

Bedroom Two

13' 2" x 9' 9" max (4.01m x 2.97m max)

Double glazed window to rear, fitted carpet, radiator, fitted wardrobes.

Bathroom

Double glazed window to rear, a modern fitted suite comprising panelled bath with mixer tap and shower attachment over, fitted shower screen, part tiled surrounds, low level WC, vanity wash hand basin with cupboard under, heated towel rail, extractor unit, laminate flooring.

Bedroom Three

13' 1" max x 9' 9" max (3.99m max x 2.97m max)

Double glazed window to front with views across the Bristol Channel, radiator, fitted carpet, built in wardrobe.

Bedroom Four

9' 9" x 8' 11" (2.97m x 2.72m)

Double glazed window to front, fitted carpet, radiator.

Third Floor Landing

With fitted carpet, radiator, door to

Bedroom One

21' 2" max x 16' 4" max (6.45m max x 4.98m max)

Double glazed Velux window to front and double glazed dormer window to front with fantastic views across the Bristol Channel, fitted carpet, radiator, access to roof space, built in cupboard, bi-folding door to

Ensuite

Double glazed Velux window to rear, a modern suite comprising shower cubicle, low level WC, pedestal wash hand basin, shaver point, vinyl flooring, extractor unit, heated towel rail.

Outside

A canopy entrance porch with front door, outside light.

To the rear is a beautifully presented enclosed garden comprising paved patio with pergola making an ideal area for alfresco dining, laid to lawn area, raised flower and shrub beds, steps leading to a raised decked seating area enjoying views across the Bristol Channel, gravelled area to side, outside power point, outside water tap.

Carport

12' x 8' 4" (3.66m x 2.54m)

Outside power point, access to the garage.

Garage

15' 6" x 8' 3" (4.72m x 2.51m)

With roller garage door to front.

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.



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welcome to

12 Lorna Doone, West Street, Watchet

- Historic Harbour Town of Watchet
- Modern End of Terrace Family Home
- Four Bedrooms - Kitchen/Dining Room
- Gas Central Heating - Double Glazing
- Enclosed Rear Garden - Garage/Carport

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107718 - 0004

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