



**Grove Close, WATCHET, TA23 0HN**

**welcome to**

**9 Grove Close, WATCHET**

Situated on the outskirts of the historic harbour town of Watchet within a residential cul-de-sac close to the school & local amenities is this well presented end of terrace three bedroom family home. The property benefits from gas central heating, front & rear gardens. Viewing is advised.



## Double Glazed Front Door

Leading to

## Entrance Hall

With tiled flooring, radiator, telephone point, built in understairs cupboard, double glazed door to rear garden, staircase rising to first floor landing, doors to

## Cloakroom

Double glazed window to rear, wash hand basin, low level WC, tiled flooring.

## Lounge

12' 11" x 11' 8" ( 3.94m x 3.56m )

Double glazed window to front overlooking the garden, fitted carpet, radiator, TV point.

## Kitchen/ Dining Room

12' 7" x 11' 8" ( 3.84m x 3.56m )

Double glazed window to rear overlooking the garden, a fitted range of base and wall units, worktop surfaces, inset one and a half bowl stainless steel sink unit, space for tumble dryer, space and plumbing for washing machine, integrated double oven, inset electric hob with cooker hood over, space for fridge freezer, tiled splashboards, wall mounted Baxi gas fired boiler, tiled flooring, radiator.

## First Floor Landing

With fitted carpet, access to roof space, doors to

## Bedroom One

12' 11" max x 11' 7" max ( 3.94m max x 3.53m max )

Double glazed window to front, fitted carpet, radiator.

## Bedroom Two

12' 8" max x 11' 7" max ( 3.86m max x 3.53m max )

Double glazed window to rear, fitted carpet, radiator.

## Bedroom Three

8' 2" x 7' 11" ( 2.49m x 2.41m )

Double glazed window to front, fitted carpet, radiator, built in cupboard with shelving.

## Bathroom

Double glazed window to rear, a fitted suite comprising heated towel rail, low level WC, pedestal hand wash basin, panelled bath with shower unit and fitted shower screen, part tiled surrounds, vinyl flooring.

## Outside

The property enjoys gardens to the front and rear. The front garden is bordered by picket fencing and comprises laid to lawn with mature shrubs and trees, pedestrian gate and pathway lead to the front door.

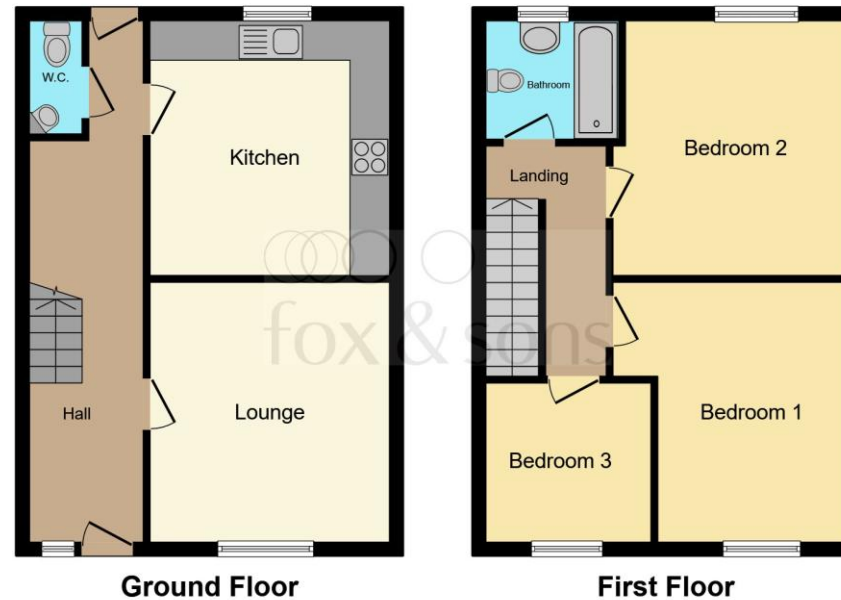
To the rear is a good sized garden comprising laid to lawn with flower and shrub beds, small vegetable patch, a purpose-built garden room suitable for a variety of uses. There is off road parking available in the adjacent Magna Housing Association owned residences car park which we understand our vendors have a right of access over and to park one car in.

## Agents Note

The property is of original steel frame construction with a brick exterior course, under a tiled roof. For mortgage purchasers please contact the branch 01643 702281 for further information. The property was re-roofed in 2024 and carries a 25 year guarantee.

## 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



**view this property online** [fox-and-sons.co.uk/Property/MIH107294](https://fox-and-sons.co.uk/Property/MIH107294)



welcome to

## 9 Grove Close, WATCHET

- Popular Historic Harbour of Watchet
- End of Terrace Family Home - Three Bedrooms
- Lounge - Kitchen/Dining Room - Cloakroom
- Bathroom - Gas Central Heating - Double Glazing
- Front & Rear Gardens - Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £220,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/MIH107294](https://fox-and-sons.co.uk/Property/MIH107294)



Property Ref:  
MIH107294 - 0003

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.

  
fox & sons



**01643 702281**



[minehead@fox-and-sons.co.uk](mailto:minehead@fox-and-sons.co.uk)



13 The Parade, MINEHEAD, Somerset, TA24 5NL



**fox-and-sons.co.uk**