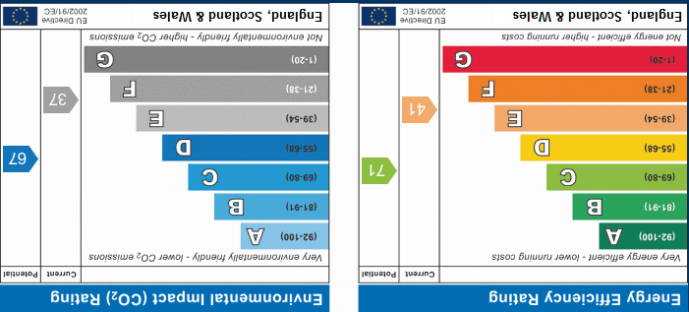


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AWAITING FLOORPLAN



Council Tax: A

Gas fired central heating.

Mains water, mains electricity, mains drainage.

Services:

with vacant possession on completion.

The property is offered for sale freehold, by private treaty

Tenure:

GENERAL REMARKS AND STIPULATION

Price: £195,000

Quantock Road
Watchet | TA23 0DY





DESCRIPTION: This four bedroom terraced family home will be found in good decorative order throughout and enjoys the benefit of full uPVC double glazing, gas central heating, off road parking and a generous level garden.

The accommodation in brief comprises; part glazed uPVC door into Entrance Hall; door into Sitting Room with 'Stovax' wood burner, tiled hearth, exposed brick back face, wooden mantel over, TV point. Kitchen/Dining Room; ceramic tiled floor, fitted range of high gloss cupboards incorporating wine rack and drawers with matching wall cupboards, black granite effect rolled edge worktop with inset stainless steel sink and drainer, mixer tap over, tiled splashbacks, aspect to rear garden, space for range cooker with stainless steel splashback and extractor fan over, space and plumbing for a dishwasher, space for under counter fridge, space for under counter freezer, Worcester Bosch wall mounted combi boiler for central heating and hot water, cupboard under stairs with space and plumbing for a washing machine). It should be noted that the appliances are all available for purchase by separate negotiation. Door into rear lobby; ceramic tiled floor, door into Downstairs WC; ceramic tiled floor, low level WC, wash hand basin, tiled splashbacks, heated towel rail.

Stairs to the first floor; half landing with door into Shower Room; white suite comprising pedestal wash basin, low level WC, shower cubicle with thermostatic shower over, heated towel rail. Full landing with large linen cupboard with wood slat shelving. Bedroom 1; aspect to front, built in wardrobes, built in cupboards over the bed. Bedroom 2; aspect to rear, cupboard under stairs. Bedroom 3; aspect to front. Loft Room/Bedroom 4; Velux window, eaves storage.

OUTSIDE: The property has off road parking for two vehicles to the front via a gravelled standing. To the rear of the property there is a good sized level garden laid to chippings for ease of maintenance. Within the garden there are raised beds, a timber potting shed and two timber sheds along with a log store that will be included in the sale.

DIRECTIONS: From our office in Swain Street proceed up to the railway bridge and turn left onto Brendon Road which then becomes South Road, after a short distance turn right and then immediately left in order to continue along South Road where after a quarter of a mile Quantock Road can be seen on your right, where the house will be found after a short distance on your left-hand side identified by our For-Sale sign.

LOCATION: Situated in the ancient harbour town of Watchet, boasting a colourful maritime history dating back over two thousand years. Nestled between Exmoor National Park and the Quantock Hills it is hard to believe that the M5 is only half an hour away, with Bristol and its international airport easily commutable. 21st Century Watchet still holds all the charm from long ago while offering the amenities essential to modern living including; a post office, opticians, hairdressers, convenience stores and a host of quirky antique, gift and art shops as well as a popular deli, three cafes, a number of pubs, bed and breakfasts, two museums, junior school, and a doctor's surgery, the town certainly has a great deal to offer anyone wishing to make their home here. The coastline and Watchet Harbour Marina, are notable attractions of the area. For steam enthusiasts, The West Somerset Railway runs regularly throughout the year connecting Bishops Lydeard and Minehead with Watchet and all local stations on route.



A four bedroom terraced family home situated within easy walking distance of the local first school and nearby amenities.

ACCOMMODATION *[All measurements are approximate],*

Entrance Hall, Living Room: 12'10 x 12'8 (3.91m x 3.86), Kitchen/Dining Room: 15'8 x 12'9 (4.79m x 3.89m), Rear Lobby, Downstairs WC,

First Floor Landing, Bedroom One : 11'2 x 10'0 (3.42m x 3.04m), Bedroom Two: 10'4 x 7'3 (3.17m x 2.21m),
Bedroom Three: 10'8 x 5'11 (3.25m x 1.18m), Shower Room

Loft Room/Bedroom Four: 15'3 x 10' (4.66m x 3.07m)