



**South Road, Watchet, TA23 0DA**

**welcome to**

**4 South Road, Watchet**

Situated within the historic harbour town of Watchet a short distance from the West Somerset Steam Railway & local amenities is this well presented two bedroom maisonette. The property offers unique spacious accommodation benefitting from double glazing & gas central heating.



### Double Glazed Front Door

Leading to

### Entrance Lobby

With inner glazed door leading to

### Lounge/ Dining Room

26' 9" max x 12' 10" max ( 8.15m max x 3.91m max )  
Double glazed sash window to front, fitted carpet, TV and broadband points, two radiators, built in cupboard, staircase leading to lower ground floor bedrooms, doors to

### Shower Room

A modern fitted suite comprising shower cubicle, heated towel rail, low level WC, vanity wash hand basin with cupboard under, shaver point, extractor unit, tiled flooring, part tiled surrounds.

### Kitchen

17' 1" max x 8' max ( 5.21m max x 2.44m max )  
Double glazed window and double glazed door to the rear, double glazed Velux window, a range of modern fitted base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit, integrated oven, inset gas hob with cooker hood over, tiled splashbacks, tiled flooring, space and plumbing for washing machine, space for under counter fridge, staircase leading to lower ground floor bedrooms.

### Lower Ground Floor Lobby Area

With door to bedroom two.

### Bedroom Two

10' 6" x 10' 5" ( 3.20m x 3.17m )  
Double glazed window to rear, radiator, fitted carpet, concealed lighting, connecting door to bedroom one.

### Bedroom One

15' 3" x 10' 5" ( 4.65m x 3.17m )  
With fitted carpet, radiator, built in understairs cupboard, concealed lighting, connecting door to bedroom two.

### 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.



**Lower Ground Floor**



**Ground Floor**



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## 4 South Road, Watchet

- Historic Harbour Town of Watchet
- Unique Spacious Accommodation - Two Bedroom Maisonette
- Lounge/Dining Room - Modern Kitchen & Shower Room
- Gas Central Heating - Double Glazing
- Short Distance from the West Somerset Steam Railway

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107476 - 0003

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