



Churchill Way, Watchet, TA23 0JQ

welcome to

21 Churchill Way, Watchet

This local affordable three bedroom semi-detached home built by Summerfield Homes in 2011 is situated in a popular location on the outskirts of this Historic Harbour Town. The property benefits from gas central heating, double glazing, kitchen/breakfast room, rear garden & off street parking.



Double Glazed Front Door

Leading to

Entrance Hall

With tiled floor, radiator, built in understairs cupboard, staircase rising to the First Floor Landing and doors to

Cloakroom

With wash hand basin, low level WC, tiled flooring, extractor unit and radiator.

Kitchen/Breakfast Room

13' x 8' 7" (3.96m x 2.62m)

Double glazed window to front, a range of fitted base and wall units, worktop surfaces, integrated oven, inset gas hob with cooker hood over, space and plumbing with washing machine, inset stainless steel sink unit, part tiled surrounds, space for fridge freezer, space and plumbing for dishwasher, wall mounted Potterton gas fired boiler serving the domestic hot water & central heating systems, radiator and tiled flooring.

Lounge

15' 8" x 11' 3" (4.78m x 3.43m)

Double glazed window to rear, double glazed patio doors giving access to the Rear Garden, two radiators, TV/Satellite/Telephone points and laminated flooring.

First Floor Landing

With fitted carpet, access to Roof Space, built in cupboard, built in linen cupboard and doors to

Bedroom One

11' x 8' 10" (3.35m x 2.69m)

Double glazed window to rear, radiator, fitted carpet and built in wardrobe.

Bedroom Two

10' 2" x 8' 10" (3.10m x 2.69m)

Double glazed window to front, radiator and fitted carpet.

Bedroom Three

7' 8" x 6' 6" (2.34m x 1.98m)

Double glazed window to rear, fitted carpet and radiator.

Bathroom

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

Outside

To the front a path gives access to the front door, outside water tap, driveway to the side of the property offering off street parking & pedestrian gate leading to the rear garden.

To the rear is an enclosed garden with a large paved patio area making an ideal area for alfresco dining, laid to lawn, flower and shrub beds, outside light. The garden bordered by fencing.

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.

Agents Note

This property is subject to Section 106 of the Housing Act of 1985. The property is sold at a 25% discount to open market value; you would own the whole property however this scheme is only available for 'local' people. There is no rent to pay however the property must be sold at 75% of the gross market value at that time. Potential purchasers must be qualified by Somerset West and Taunton Council before purchase and are advised to consult their mortgage advisor before submitting an application. Please contact us for further information.



Ground Floor

First Floor



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welcome to

21 Churchill Way, Watchet

- Local Affordable Home
- Semi-Detached Home - Three Bedrooms
- Lounge - Kitchen/Breakfast Room
- Gas Central Heating - Double Glazing
- Rear Garden - Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107578 - 0006

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



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk