



Churchill Way, Watchet, TA23 0JQ

welcome to

19 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, dining room, garden & car port with off street parking.



Double Glazed Front Door

Leading to

Entrance Hall

With laminate flooring, radiator, staircase rising to the first floor landing with built in understairs cupboard, doors to

Cloakroom

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

Lounge

15' 8" x 11' 2" (4.78m x 3.40m)

Double glazed window to rear, double glazed patio doors leading to the dining room, laminate flooring, radiator.

Dining Room

13' 9" x 7' 5" (4.19m x 2.26m)

Double glazed windows to rear and side, double glazed door leading to the rear garden, tiled flooring, log burner.

Kitchen/Breakfast Room

12' 1" x 8' 7" (3.68m x 2.62m)

Double glazed window to front, a range of fitted base and wall units, worktop surfaces, inset stainless steel sink unit with mixer tap, integrated oven, inset gas hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, space for tumble dryer, breakfast bar, radiator, tiled flooring, wall mounted gas fired boiler.

First Floor Landing

With fitted carpet, built in cupboard with fixed ladder providing access to the loft room, doors to

Bedroom One

11' x 8' 11" (3.35m x 2.72m)

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

Bedroom Two

10' 2" max x 8' 11" max (3.10m max x 2.72m max)

Double glazed window to front, radiator, fitted carpet.

Bedroom Three

7' 9" x 6' 6" (2.36m x 1.98m)

Double glazed window to rear, radiator, fitted carpet.

Bathroom

Double glazed window to front, a fitted suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment over, fitted shower screen, radiator, extractor unit, part tiled surrounds, laminate flooring.

Loft Room

With fitted carpet, light and power, accessed via a fixed ladder.

Outside

To the front of the property is a small area of garden with a path to the front door, shrubs to front boundary and an outside water tap, there is a driveway to the side of the property with car port providing off street parking.

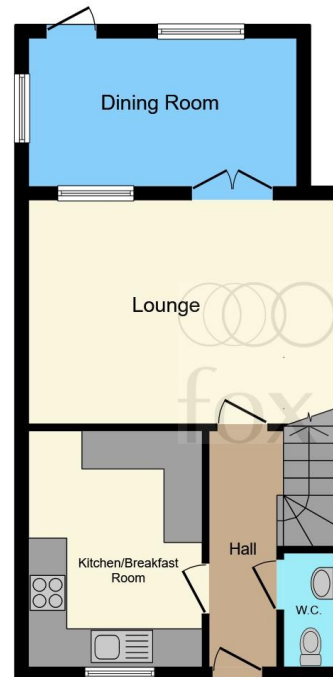
To the rear of the property there is an enclosed garden comprising gravelled and laid to lawn areas with garden shed, summerhouse, decked area and gate to the car port.

Agents Note

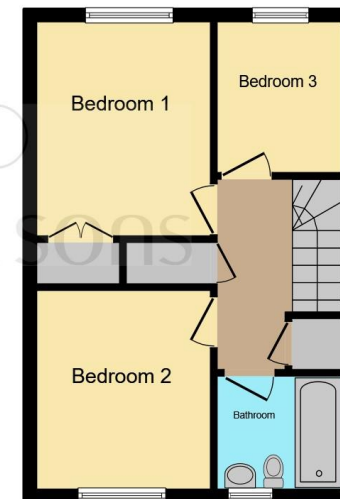
This property is subject to Section 106 of the Housing Act of 1985. The property is sold at a 25% discount to open market value; you would own the whole property however this scheme is only available for 'local' people. There is no rent to pay however the property must be sold at 75% of the gross market 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.

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.



Ground Floor



First Floor

welcome to

19 Churchill Way, Watchet

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

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£199,950



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/MIH107785



Property Ref:
MIH107785 - 0005

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.


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