



Portland Terrace, Watchet, TA23 0DD

welcome to

8 Portland Terrace, Watchet

This property represents an opportunity to acquire a traditional three bedroom family home in the historic West Somerset harbour town of Watchet. The property offers period charm with accommodation over three floors & benefits from double glazing, gas central heating & an enclosed garden.



Double Glazed Front Door

Leading to

Entrance Hall

With laminate flooring, radiator, staircase rising to the first floor landing, door to

Dining Room

14' 9" x 9' 8" max (4.50m x 2.95m max)

Double glazed sliding patio doors to rear courtyard, vinyl flooring, radiator, built in understairs cupboard, period fireplace, archway to lounge, door to kitchen.

Courtyard

7' 10" x 6' 6" (2.39m x 1.98m)

With paved patio.

Lounge

13' 8" max x 12' 10" max (4.17m max x 3.91m max)

Double glazed window to front, vinyl flooring, bricked recess fireplace with inset logburner, inset ceiling spotlights, radiator.

Kitchen

9' 9" x 6' 2" (2.97m x 1.88m)

Double glazed window to side, a range of fitted base and wall units, worktop surfaces, integrated oven, inset gas hob with cooker hood over, space and plumbing for washing machine, inset stainless steel sink unit, space for fridge, tiled splashbacks, laminate flooring.

First Floor Landing

Double glazed window to rear on half landing, fitted carpet, staircase rising to the second floor landing, doors to

Bedroom One

17' 6" max x 10' (5.33m max x 3.05m)

Double glazed window to front, fitted carpet, radiator, period fireplace.

Bathroom

11' 8" x 8' 7" (3.56m x 2.62m)

Double glazed window to rear, a modern fitted suite comprising panelled bath, vanity wash hand basin with cupboard under, fitted cupboards, shower cubicle, low level WC, vinyl flooring, radiator, tiled surrounds, built in cupboard housing gas fired boiler serving the domestic hot water and central heating systems.

Second Floor Landing

With fitted carpet and doors to

Bedroom Two

17' 7" max x 10' 2" (5.36m max x 3.10m)

Double glazed window to front, radiator, fitted carpet, access to roof space.

Bedroom Three

11' 9" x 8' 10" (3.58m x 2.69m)

Double glazed window to rear, fitted carpet, radiator.

Outside

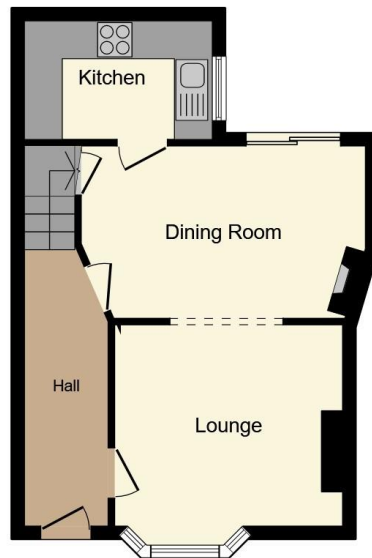
The property is approached via a pedestrian footpath, access to the enclosed garden through a pedestrian gate (which is located opposite the property to the left when looking out from the property). The enclosed garden is of good size and comprises pathway leading to the rear of garden, laid to lawn with flower and shrub beds, apple tree, summerhouse and timber shed. The garden is bordered walling and 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

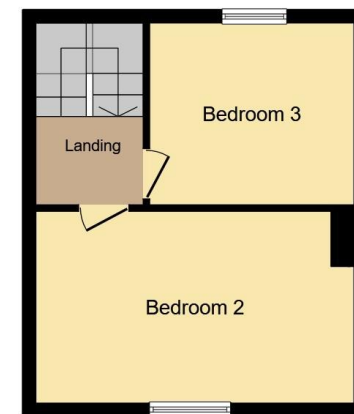
Please note the enclosed garden (ST227618) is registered under a separate title number to the property (ST45621).



Ground Floor



First Floor



Second Floor



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welcome to

8 Portland Terrace, Watchet

- Historic West Somerset Harbour Town of Watchet
- Within Walking Distance of the Town Centre & Marina/Harbour
- Traditional Three Bedroom Family Home
- Gas Central Heating - Double Glazing
- Small Courtyard - Enclosed Garden

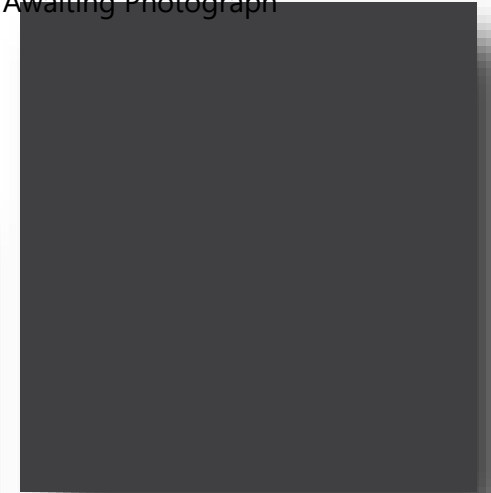
Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

£230,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MIH107450 - 0004

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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