



Doniford Road, Watchet, TA23 0DE

welcome to

12 Doniford Road, Watchet

Situated in a desirable position within the historic harbour town of Watchet, this attractive three-bedroom period home effortlessly blends timeless character with modern practicality. Rich in original features, the property offers generous living space, a detached garage with parking, and garden.



Period Front Door

Leading to

Entrance Lobby

With period tiled flooring, inner door to entrance hall.

Entrance Hall

Period tiled flooring, radiator, built in understairs cupboard, staircase rising to the first floor landing, doors to

Lounge

15' 2" max x 14' max (4.62m max x 4.27m max)

A spacious bay fronted reception room featuring a period fireplace, picture rail and double doors opening to the dining room.

Dining Room

12' 1" x 11' 3" (3.68m x 3.43m)

A charming room with sash window, wooden flooring, built-in storage and feature fireplace with inset log burner.

Kitchen

15' 6" max x 5' 10" max (4.72m max x 1.78m max)

Double glazed windows to rear and side, a range of fitted base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit with mixer tap, integrated oven, integrated microwave, inset gas hob with cooker hood over, space and plumbing for dishwasher, Everhot cooker, inset ceiling spotlights, tiled splashbacks, wood effect flooring, space for fridge freezer, radiator, stable door to utility room.

Utility Room

16' 4" max x 5' 10" max (4.98m max x 1.78m max)

With built in cupboards, worktop surfaces, space and plumbing for washing machine, wash hand basin, tiled flooring, window to rear, door to rear, three skylight windows, light and power, door to

W.C.

With low level WC, tiled flooring, wall mounted gas fired boiler.

First Floor Landing

Split landing with built in linen cupboard, access to roof space, doors to

Bedroom One

12' max x 10' 10" (3.66m max x 3.30m)

A front aspect room with double glazed window with window shutters, fitted carpet, radiator, picture rail, fitted wardrobes with cupboard under, door to

Ensuite Bathroom

11' 9" x 6' 9" (3.58m x 2.06m)

A front aspect room with double glazed window with window shutters, wooden effect flooring, a Victorian inspired modern fitted suite comprising large panelled bath with Victorian style mixer tap and shower attachment over, pedestal wash hand basin, low level WC, wooden panelling to dado rail height, wall light points, extractor unit, low level WC, picture rail, radiator, heated towel rail.

Bedroom Two

12' max x 12' max (3.66m max x 3.66m max)

A rear aspect room with double glazed window, fitted carpet, radiator.

Bedroom Three

10' 9" max x 9' 8" (3.28m max x 2.95m)

A rear aspect room with double glazed window, fitted carpet, period fireplace, radiator.

Bathroom

Double glazed window to side, a fitted suite comprising low level WC, panelled bath with Victorian style mixer tap and shower attachment over, fitted shower screen, pedestal wash hand basin, part tiled surrounds, wood effect flooring, shaver point, picture rail, radiator.

Outside

The property is approached via a wrought iron gate giving access to an enclosed front garden with pathway leading to the front door.

Externally, the property enjoys delightful rear garden. The enclosed front garden creates an attractive approach, while to the rear a lane provides access to the terrace and opposite the property is the detached garage with parking available directly in front.

Beyond the garage, a pedestrian gate leads to an enclosed mature garden, laid mainly to lawn and complemented by mature flower and shrub borders, a greenhouse and a summerhouse, providing a peaceful setting for outdoor enjoyment.

Garage

16' x 9' 7" (4.88m x 2.92m)

Door to side, light and power, up and over door.

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.



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welcome to

12 Doniford Road, Watchet

- Beautiful Period Home full of Original Character
- Walking Distance from the Harbour, Marina & Steam Railway
- Three Bedrooms & Two Bathrooms
- Double Glazing - Gas Central Heating
- Enclosed Rear Garden & Garage with Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107840 - 0003

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