



Mill Street Bakery, Mill Street, Watchet, TA23 0FA

welcome to

7 Mill Street Bakery, Mill Street, Watchet

This beautifully presented modern mid terrace three bedroom town house is situated just behind the town centre & its amenities, the Harbour & Marina, would make a comfortable permanent home/second home or holiday let. The property benefits from double glazing, gas central heating & parking.



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 laminate flooring, low level WC, pedestal wash hand basin, radiator, extractor unit.

Bedroom Three

10' 9" x 8' 4" (3.28m x 2.54m)

Double glazed window to front, radiator, fitted carpet.

Kitchen/Dining Room

14' 11" max x 14' 9" max (4.55m max x 4.50m max)

Double glazed window to rear, double glazed patio doors to rear garden, laminate flooring, a range of modern fitted grey coloured base and wall units, worktop surfaces, inset stainless steel sink unit with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, range style cooker with cooker hood over, integrated wine rack, space for fridge freezer, tiled splashbacks, radiator, wall mounted gas fired boiler in matching cupboard.

First Floor Landing

Double glazed window to front, radiator, fitted carpet, staircase rising to the second floor landing, doors to

Lounge

14' 9" x 9' 10" (4.50m x 3.00m)

Double glazed window to rear, double glazed patio doors to rear with Juliet balcony, fitted carpet, TV point, telephone point, radiator.

Bathroom

A modern fitted suite comprising panelled bath with shower unit over, fitted shower screen, low level WC, pedestal wash hand basin, heated towel rail, part tiled surrounds, extractor unit, inset ceiling spotlights, shaver point, vinyl flooring.

Bedroom Two

10' 6" x 8' 4" (3.20m x 2.54m)

Double glazed window to rear, fitted carpet, radiator, TV point, telephone point.

Second Floor Landing

With fitted carpet, door to

Bedroom One

21' 5" max x 11' 6" max (6.53m max x 3.51m max)

Double glazed windows to front and rear with views from the rear towards the Bristol Channel, fitted carpet, two radiators, built in wardrobes, TV point, telephone point, access to roof space, door to

Ensuite Shower Room

Double glazed Velux window to front, a modern fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, extractor unit, inset ceiling spotlights, vinyl flooring.

Outside

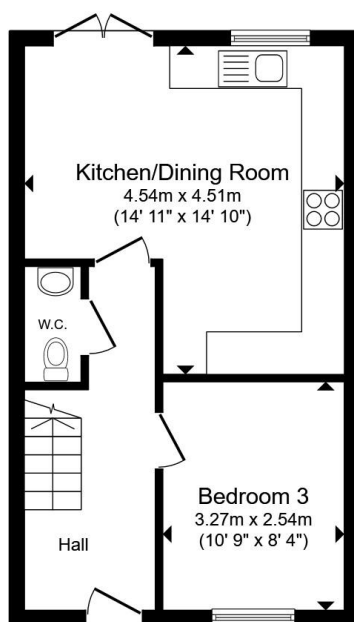
To the front there is a small lawned garden. To the rear is an enclosed decked garden making an ideal area for alfresco dining, pedestrian gate leads to the parking area where there is allocated parking for one vehicle. There is a store cupboard opposite the property in the parking area.

Location

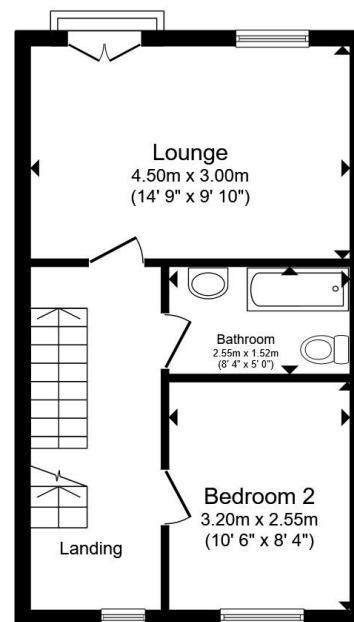
Watchet is a historic harbour town with a modern marina, a good selection of shops and amenities, a surgery, nursery facilities and a primary school. The town is ideally placed between The Quantock Hills, Exmoor and The Bristol Channel, with easy access to the A39, Bridgwater and the M5 (North) and the A358, Taunton, the A303 and the M5 (South). The nearby village of Williton has further good facilities including a middle school. Minehead has a wider range of amenities, including a hospital and West Somerset College.

Agents Note

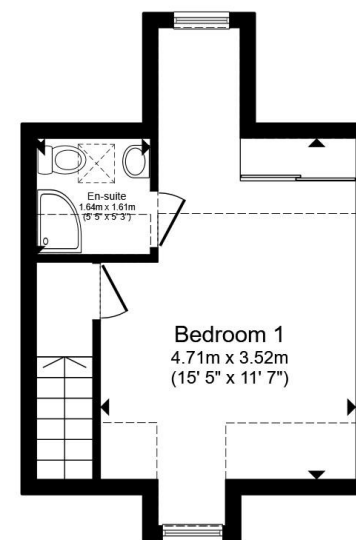
Service Charge: This property is situated on a private development, and there is an annual service charge of approx. £500.00 payable per annum.



Ground Floor



First Floor



Second Floor



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welcome to

7 Mill Street Bakery, Mill Street, Watchet

- Historic Harbour Town of Watchet
- Moments from the Town Centre & its Amenities
- Modern Mid Terrace Town House
- Three Bedrooms - Ensuite - Kitchen/Dining Room
- Gas Central Heating - Enclosed Decked Garden & Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£269,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH107598 - 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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