



**The Rope Walk, WATCHET, TA23 0ET**

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## **4 The Rope Walk, WATCHET**

Enjoying views across the Bristol Channel whilst listening to the steam trains entering Watchet Station is this well presented deceptively spacious mid terrace three bedroom home. the property benefits from gas central heating, double glazing, garden, garage & off street parking.



## Double Glazed Front Door

Leading to

## Entrance Porch

Double glazed window to rear, inner front door leading to

## Entrance Hall

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

## Cloakroom

Window to front, low level WC, pedestal wash hand basin, vinyl flooring.

## Lounge

13' 9" x 12' ( 4.19m x 3.66m )

Double glazed window to front, wood style flooring, radiator, archway to

## Dining Room

12' 9" max x 10' 1" max ( 3.89m max x 3.07m max )

Double glazed patio doors to the rear garden with views towards the Bristol Channel, wood style flooring, radiator, door to entrance hall.

## Kitchen

13' max x 11' 9" max ( 3.96m max x 3.58m max )

Double glazed window to rear enjoying views towards the Bristol Channel and the West Somerset Steam Railway, a range of fitted white base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, integrated electric double oven, inset electric hob with cooker hood over, breakfast bar, radiator, tiled surrounds, laminate flooring, wall mounted gas fired boiler in matching cupboard, door to

## Rear Entrance Porch

Double glazed window to rear, door to the rear garden.

## First Floor Landing

With fitted carpet, access to roof space, radiator, doors to

## Bedroom One

12' 10" x 9' 7" ( 3.91m x 2.92m )

Double glazed window to rear enjoying views over the West Somerset Steam Railway and views towards the Bristol Channel, laminate flooring, radiator, built in wardrobe.

## Bedroom Two

12' 1" x 12' ( 3.68m x 3.66m )

Double glazed window to front, radiator, laminate flooring, full wall length fitted wardrobes, fitted cupboards over bed space.

## Bedroom Three

12' 4" x 8' 9" ( 3.76m x 2.67m )

Double glazed window to front, laminate flooring, radiator, fitted full wall length wardrobes.

## Bathroom

Double glazed window to rear, a white suite comprising panelled bath with shower unit over, fitted shower screen, bidet, low level WC, vanity wash hand basin with cupboard under, tiled flooring, tiled surrounds, inset ceiling spotlights, heated towel rail, built in airing cupboard.

## Outside

The property is approached via a driveway offering off street parking, access to the garage and front door. To the side of the driveway is a gravelled area with low bricked wall to the front.

To the rear is an enclosed tiered garden with decked seating area making an ideal area for alfresco dining whilst enjoying the views across the Bristol Channel and listening to the West Somerset Steam Railway as the trains come into Watchet Station. Steps then lead to a lower patio area.

## 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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## 4 The Rope Walk, WATCHET

- Historic Harbour Town of Watchet
- Mid Terrace Home - Three Bedrooms
- Views across The Bristol Channel
- Gas Central Heating - Double Glazing
- Garage & Off Street Parking - NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £269,950



Please note the marker reflects the postcode not the actual property

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