

3 Bed Semi-Detached In Liddymore Road , Watchet, TA23 0DQ £350,000





SHORT DESCRIPTION

Property Ref: 13200 Council Tax:C THREE BEDROOM SEMI DETACHED HOUSE... DOUBLE GARAGE WITH PRIVATE ROAD ACCESS. SIDE ACCESS TO 100FT REAR GARDEN... OPEN PLAN KITCHEN / DINING ROOM... Situated on the popular Liddymore Road. Great location, 5 minute walking distance from town, steam train station and 5 minute walk to the nursery and first school, knights Templar Community Church school. 3 double bedrooms. Double garage with room for a workshop and a car as well as on street parking. Spacious kitchen diner 5.9m x 5.2m with downstairs bathroom. Large living room, 100ft Back garden. Good bus links and ideally situated for access to the town and schools. Entrance Hall - With exposed wooden floorboards. Lounge - 4.3m x 3.95m. With exposed floorboards, fire surround with open fire place potential for wood burner installation. Office/snug 3.4m x 3.4m with exposed floorboards, fireplace. Stairs - With carpeted floor covering, Landing with exposed floorboards, Airing cupboard and loft access. Massive Master bedroom - 5.25m x 3.45m. With cupboard and ample room for built-in wardrobes, exposed wooden floorboards. Bedroom two - 3.45m x 3.45m. With exposed floorboards. Bedroom three - 3.4m x 3.05m . Exposed wooden floorboards. Bathroom - three-piece suite comprising low flush WC, wash hand basin and bath with separate powerful shower cubicle, tastefully tiled and mirrored wall. Gardens: To the front of the property there is a small garden currently laid to wildflowers. To the rear of the property there is a large 100ft garden with 10m2 decking area, large standard Bramley apple tree with tree house and brick path leading to raised beds and large double length garage 9m x 2.8m with separate mains power supply... ----- Property Type: Semi-detached Full selling price: £350000.00 Pricing Options: No Status Tenure: Freehold Council tax band: C EPC rating: D Measurement:1227.09 sq.ft Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Garage, Off street, On street Heating Type: Solar Powered, Oil, Solar Water Chain Sale or Chain Free: N/A Possession of the property: Self-Occupied

3

Bed Room(s)

2

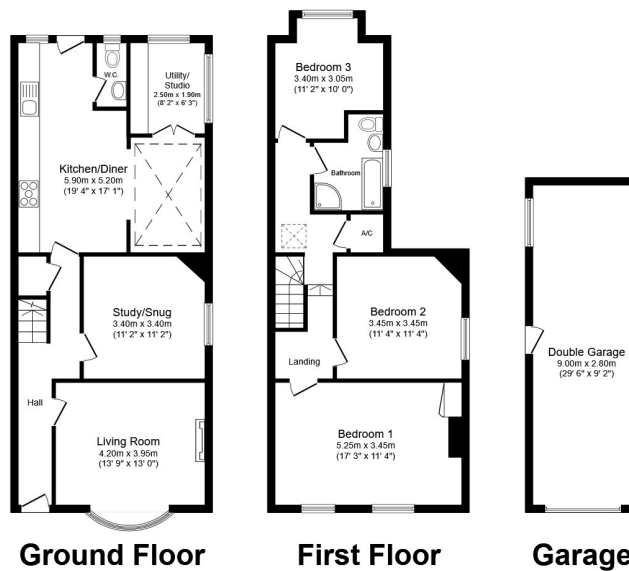
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 150.7 m² (1,622 sq.ft.) approx

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

EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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