

# CHANIN & THOMAS

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The Moorlinch, Plot 57, Channel View, Watchet, TA23 0FF



The Moorlinch, A well designed and spacious four bedroom semi detached house situated in an excellent position at Channel View in Watchet with sea views from the first floor

\*Plot 57 \*Sea Views \*New Home \*Four Bedrooms \*Gardens \*Garage  
\*parking \*Same Style as Show Home

**£260,000**

**Freehold**

Ref: 10573

8 The Parade  
**MINEHEAD**  
(01643) 706666  
Fax: (01643) 708560

High Street  
**PORLOCK**  
(01643) 706666  
Fax: (01643) 708560

9 Fore Street  
**WILLITON**  
(01984) 632167  
Fax: (01984) 633710

2A Castle Street  
**NETHER STOWEY**  
(01278) 733050

**The Moorlinch, A well designed and spacious four bedroom semi detached house situated in an excellent position at Channel View in Watchet with sea views from the first floor**

Plot 57 - 57 Helwell Street, Watchet, TA23 0FF

\*Internal images shown are from the show home which is of the same house type\*

This is a fantastic opportunity to purchase a new home at Channel View on the edge of Watchet and close to the sea. The property features a large South facing enclosed rear garden, two off road parking spaces, garage, gas central heating, double glazing and energy saving condensing boiler.

All homes at Channel View are built with the environment in mind, producing significant savings for the home owner in monthly utility bills and running costs whilst lowering the impact on the local area. Summerfield Homes use traditional craftsmanship at the heart of every development, using the latest technology with locally sourced materials and a keen focus on stylish yet comfortable homes.

Channel View is located on the edge of Watchet, with some properties benefiting from views across the Bristol Channel towards Wales, as well as inland views towards the Quantock hills which were the country's first designated area of outstanding natural beauty. The development is ideally located to access the town, beach and hills.

Watchet itself is an attractive harbour town with a modern marina and a range of local amenities including a railway station for the west Somerset Railway, which is open in the summer. Watchet has a range of supermarkets, shops and services including a doctor's surgery and library, also leisure facilities such as tennis courts, cricket, football and a bowling club.

Minehead, Bridgwater and Taunton all offer a great range of amenities and are within easy reach of Watchet

\*Did you know you could borrow up to 20% of the cost of a new build from the government?

With a help to buy Equity loan, you would only need a 5% deposit and 75% mortgage to make up the rest, the scheme is available for first time buyers and existing home owners. Terms and conditions apply. For more information please go to [www.helptobuysw.org.uk](http://www.helptobuysw.org.uk) or call 0300 100 0021

The sales office and show home are open every Friday- Monday 10am -4pm, Viewings highly recommended

Front door into spacious Hall onto:

Living Room: 5.92m (19'5) x 3.25m (10'8)

Kitchen: 4.07m (13'4) x 3.40m (11'2)

Utility Room

Dining Area: 2.45m (8') x 1.80m (5'11)

Downstairs Cloakroom

Stairs to Landing: Bedroom One: 3.42m (11'3) x 3.35m (11') into wardrobe, with en-suite

Bedroom Two: 3.35m (11') x 2.85m (9'4)

Bedroom Three: 2.90m (9'6) x 2.45m (8')

Bedroom Four: 2.81m (9'3) x 2.42m (7'11)

Family Bathroom: 2.65m (8'8) x 1.45m (4'9)

Outside: Enclosed South facing garden to the rear, garden to the front

Two Parking Spaces Garage

Tenure: Freehold

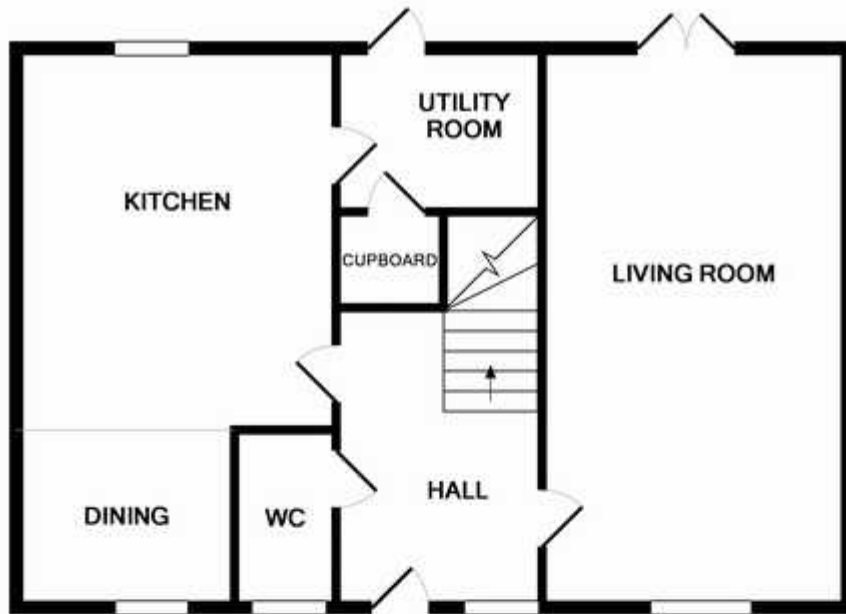
Predicted EPC Rating: B

Council Tax Band: TBC

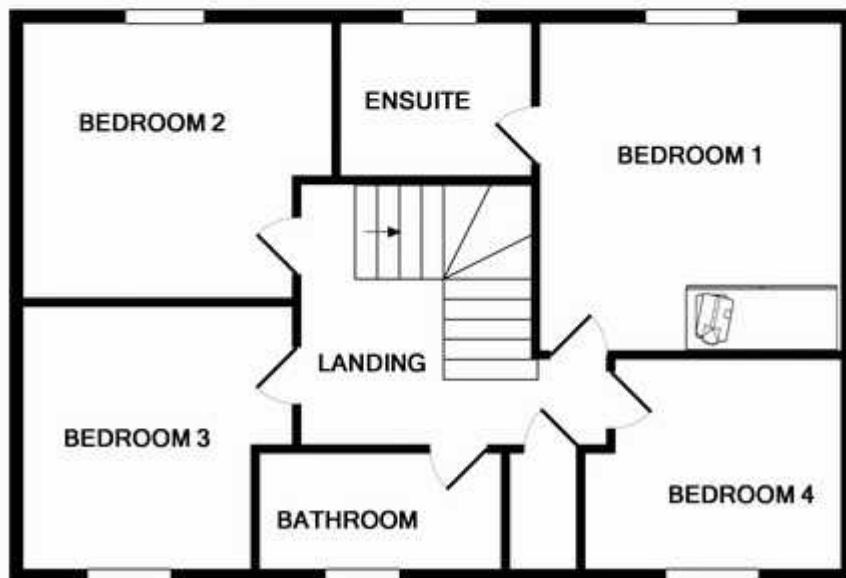
Mains Services: Gas, Electric, Sewerage, Water

**VIEWING:** By appointment please through Chanin and Thomas 9 Fore Street, Williton, Taunton, Somerset, TA4 4PX Telephone 01984 632167

**EMAIL ADDRESS:** [williton@chaninandthomas.co.uk](mailto:williton@chaninandthomas.co.uk)



GROUND FLOOR



1ST FLOOR

Not To Scale - For Identification Purposes Only - Chanin & Thomas 2011  
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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract. Appointments should be made before viewing and all negotiations conducted through Chanin & Thomas Estate Agents

