







Greenfield Road
Watchet, Somerset TA23 0FF
Guide Price £250,000

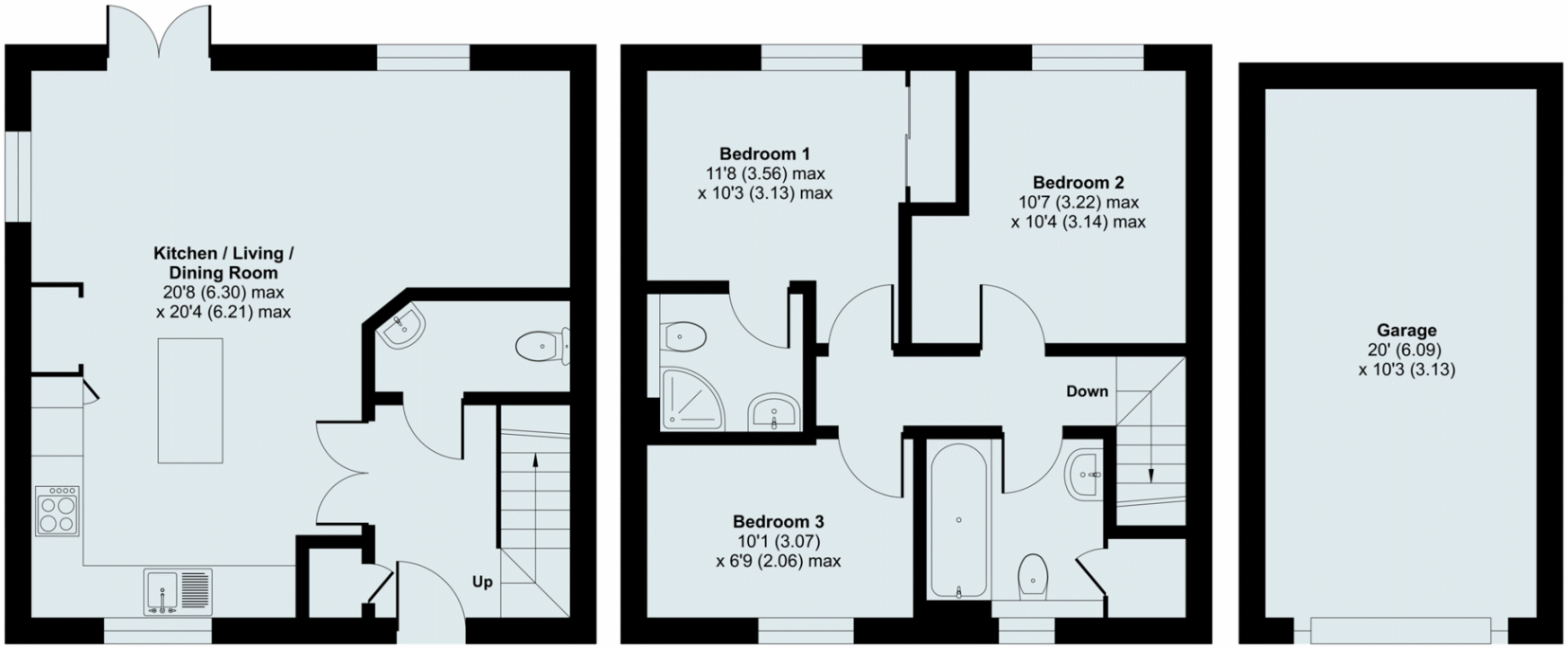
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Bradleys ESTATE AGENTS

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Greenfield Road, Watchet, Somerset, TA23

Approximate Area = 842 sq ft / 78.2 sq m
Garage = 205 sq ft / 19 sq m
Total = 1047 sq ft / 97.2 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys. REF: 1423137

DESCRIPTION

This property is for sale by conditional online auction, powered by Bamboo Auctions. Place a bid on www.bradleys-online-auctions.co.uk by 12pm on 01/10/2026.

Stylish three-bedroom detached home with modern open-plan living, driveway, garage, and PV panels

LOCATION

Greenfield Road is a popular residential address situated within the charming coastal town of Watchet. Known for its friendly community feel, the area offers a blend of seaside living and access to beautiful surrounding countryside. The historic harbour, marina, and a range of local shops, cafés, and everyday amenities are all within easy reach.

DIRECTIONS

What3Words:///stint.shelved.choirs

MATERIAL INFORMATION

- Tenure: Freehold
- Council Tax Band: D
- Mains: Ask Agent
- Heating: Ask Agent
- Parking: Private Driveway & Garage
- Management Charge - CIRCA £150 PA











Property Fact Sheet Ref:
TAU250103.2 (10/09/2026-KR)

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IMPORTANT PLEASE READ: These sales details are a guide only and all plans and measurements are approximate. We recommend a thorough viewing of the property before making an offer. If there is any feature about a property that is important to you, please make an enquiry with our local branch before committing to a buying decision. These sales details do not constitute a contract of sale. Bradleys E. A are obliged by law to carry out AML due diligence with any buyer prior to instructing a sale and there will be a charge to the buyer(s) for this. No apparatus, fixtures/fittings or services have been tested, and these details do not constitute a survey or otherwise.

This property is being sold by conditional online auction and a non-refundable reservation fee of £6000 or 4.2% + VAT applies, whichever is the greater (in addition to the purchase price). If you are the successful bidder, you will be charged the amount of £6,000 + VAT (£7,200) or 4.2% +VAT, whichever is the greater, which will be processed online, immediately at the end of the auction, only if you are the successful bidder. You will then have 20 working days within which to exchange contracts, and a further 28 days to complete the purchase..

Terms and conditions apply to the modern auction method of sale, which is operated by Bradleys Property Auctions.

Definition of a guide price and a reserve price Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction. Reserve Price: the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. Bids may be accepted by the system but the property will not sell if the bidding does not reach the reserve. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.