

# Lorna Doone

L O R N A ♦ D O O N E





These beautiful new homes are fitted with timber framed double glazed windows, low maintenance exterior cladding, fitted ovens, dishwashers and fridges as standard.

Lorna Doone is an award winning development situated in the beautiful coastal town of Watchet in West Somerset. It offers one, plus two, three and four bedroom houses - many of which have sea views. Regal Heritage Ltd. have recently released the final phase of this exciting project and are now selling a choice of 3 bedroom homes, all with two car garages, ten year Castle Ten building guarantees and En-Suite Master Bedrooms.

The area has a number of good schools in the area and points of historic interest, making it an excellent location for children and their families.

Phase 1 of "Lorna Doone" won the Development Of The Year award for Regal Heritage Limited in the prestigious Premier Guarantee Awards and the same quality and high specification will be seen in the new homes of this final phase.

These seven new homes are likely to appeal to those seeking a second home in this beautiful part of West Somerset or those seeking a coastal property to enjoy their retirement with little future maintenance required.



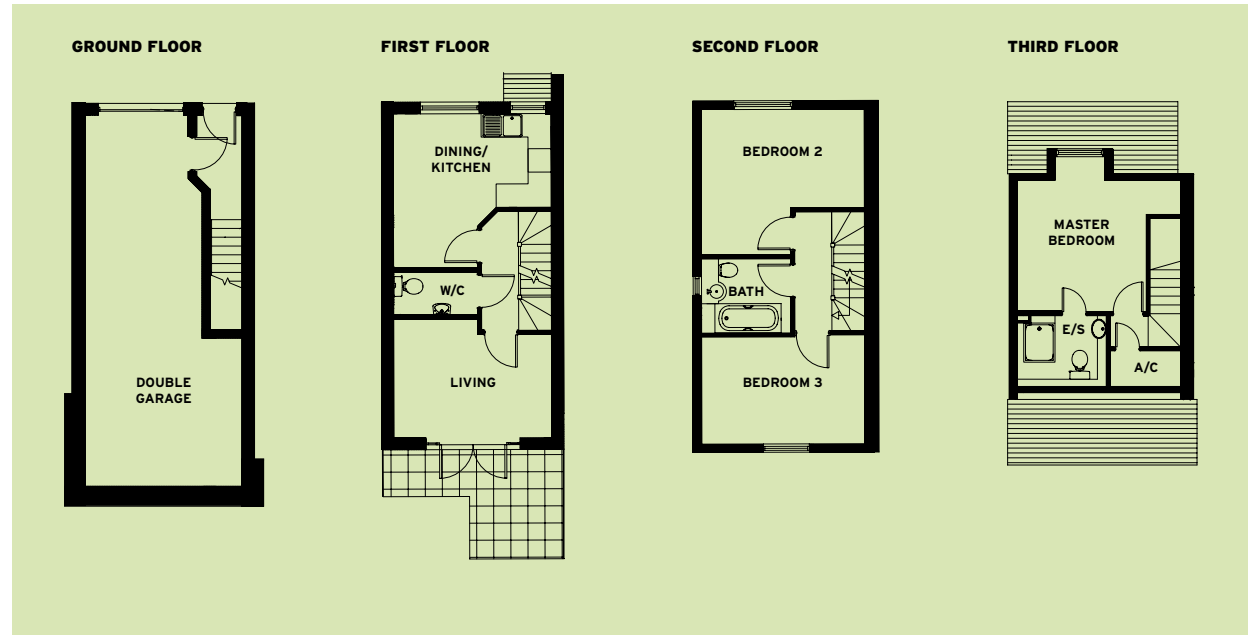
The town of Watchet has its own natural Marina and Harbour together with a wide range of shops, restaurants, cafes and pubs. It also has good transport links to Minehead, Bridgwater, Taunton and the nearby villages.



"Lorna Doone has become a little community within the community - a safe haven for all who live there"

# Lorna Doone

View from 3rd floor



## 3 Bed House

Lorna Doone's 3 bedroom homes will provide luxury, fabulous design and comfort. Add a 'sea view' to the list and you have the perfect home.

The ground floor has a private entrance into the property along with a double garage. The hall area has an internal door which leads to the integral double garage and a stairway leading up to the first floor.

The first floor is home to a modern, fitted kitchen with dining area and double doors which have an outer Juliet Balcony (on selected plots). It also has a large living room with patio doors which open out onto the rear garden and patio area.

Stairs lead to the second floor which has two bedrooms and a family bathroom.

The third floor features a master bedroom with lots of character, an en-suite shower room and a good sized built in cupboard.

To the rear of the property is an enclosed, private garden.

### GROUND FLOOR

**Double Garage**  
4.05m x 9.50m (max)  
13'3" x 31'2" (max)

### FIRST FLOOR

**Living Room**  
3.05m (max) x 4.05m  
10'1" (max) x 13'3"

**Dining/Kitchen**  
3.95m (max) x 4.05m  
13'0" (max) x 13'3"

**W/C**  
1.10m x 2.15m  
3'7" x 7'1"

### SECOND FLOOR

**Bedroom 2**  
3.30m max/2.55m (min)  
x 4.02m (max)  
10'10"/8'4" (min) x  
13'2" (max)

**Bedroom 3**  
2.80m x 4.02m  
9'2" x 13'2"

**Bathroom**  
2.14m x 2.08m  
7'0" x 6'10"

### THIRD FLOOR

**Master Bedroom**  
3.28m x 4.02m (max)  
10'9" x 13'2" (max)

**En-suite**  
1.82m x 2.11m  
6'0" x 6'11"

# s i t e ✦ p l a n

# c o n t a c t s



Lorna Doone, Watchet, West Somerset TA23 0FD



## DIRECTIONS

**From Taunton;** take the A358 towards Minehead and at Williton head towards Watchet at the junction with the B3191. Continue through the town on the B3191 towards Minehead and along West Street turn left into Lorna Doone.

**From Bridgwater;** take the A39 towards Minehead and at the Williton crossroads with the B3191 follow signs to Watchet. Continue through the town on the B3191 towards Minehead and along West Street turn left into Lorna Doone.

**From Minehead;** take the A39 towards Bridgwater and at the crossroads with the B3191 follow signs to Watchet and along West Street turn right into Lorna Doone.

## VIEWING

Viewing is strictly by prior arrangement through:



## CHANIN & THOMAS, WILLITON OFFICE

Chanin & Thomas, Williton  
9 Fore Street, Williton, Somerset TA4 4PX  
t: **01984 632167**  
w: [www.chaninandthomas.co.uk](http://www.chaninandthomas.co.uk)



## [www.regalheritage.co.uk](http://www.regalheritage.co.uk)

Regal Heritage Limited have been specialising in the development of high quality individualistic homes since 1998. Regal Heritage Limited have consistently produced homes of a standard which far exceeds that achieved by the average developer.

## CLAUSES:

**VIEWING:** For viewings of individual properties and/or a site visit, please contact us using the details above.  
**THE DEVELOPER:** The developer reserves the right to change or modify any of the specifications outlined in this brochure at anytime without notice given.

**MORTGAGE & FINANCIAL ADVICE:** Our team of highly qualified Mortgage Financial Consultants can provide you with up-to-the-minute information on many of the rates available. To arrange an appointment, telephone our offices.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**  
**FIXTURES & FITTINGS:** Fixtures and fittings other than those mentioned to be agreed with the Seller.

**ALL MEASUREMENTS:** All measurements are approximate.  
**AVAILABILITY:** Site Map availability correct at time of print.