



GIBBINS RICHARDS ▲

Mayfield, Church Road, Holford, Nr. Bridgwater TA5 1RY

£425,000

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Making home moves happen

A stunning three bedroom family home nestled in the picturesque village of Holford. This property offers multiple off road parking, private enclosed side and rear gardens, and versatile living areas. The garden is a true highlight, featuring a large alfresco dining area on the patio, laid to lawn with raised beds filled with mature shrubs, wildflowers and fruit trees. A big stumpery with ferns adds interest and attracts wildlife. The accommodation comprises in brief; entrance hallway, sitting room, kitchen/dining/family room, three first floor bedrooms, bathroom and separate shower room.

Tenure: Freehold / Energy Rating: D / Council Tax Band: D

Holford is a charming hamlet nestled on the edge of the Quantock Hills and surrounded by lush woodland. The property itself is located within 2.5 miles of the nearest beach and within 11 miles of Bridgwater.

DESIRABLE VILLAGE LOCATION
MULTI FUNCTIONAL LIVING SPACE
MULTI FUEL BURNER IN SITTING ROOM
BATHROOM / SEPARATE SHOWER ROOM
MULTIPLE OFF ROAD PARKING
PRIVATE GARDENS
OIL HEATING
UPVC DOUBLE GLAZING
MODERN FITTED KITCHEN



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Entrance Porch	Stairs to first floor. Doors to kitchen and sitting room.
Entrance Hallway	
Sitting Room	24' 4" x 11' 1" (7.41m x 3.38m) Front aspect bay window and two side aspect windows. Log burner.
Kitchen/Dining Room	21' 0" x 16' 0" (6.40m x 4.87m) (max) ('L' shaped) side aspect door and window to garden.
Family Area	14' 3" x 6' 7" (4.34m x 2.01m) French doors to rear garden.
First Floor Landing	Doors to three bedrooms and bathroom and separate shower room.
Bedroom 1	14' 7" x 9' 3" (4.44m x 2.82m) Side and rear aspect windows. Built-in wardrobes.
Bedroom 2	14' 7" x 11' 3" (4.44m x 3.43m) Front and side aspect windows.
Bedroom 3	12' 0" x 9' 5" (3.65m x 2.87m) Side aspect window. Built-in cupboard.
Bathroom	Front aspect window. Fitted in a three piece suite comprising low level WC, wash hand basin and bath.
Shower Room	Side aspect window. Fitted in a three piece suite comprising low level WC, wash hand basin and walk-in shower.
Outside	Externally there is off road parking to the front for multiple vehicles. Front, side and rear gardens.



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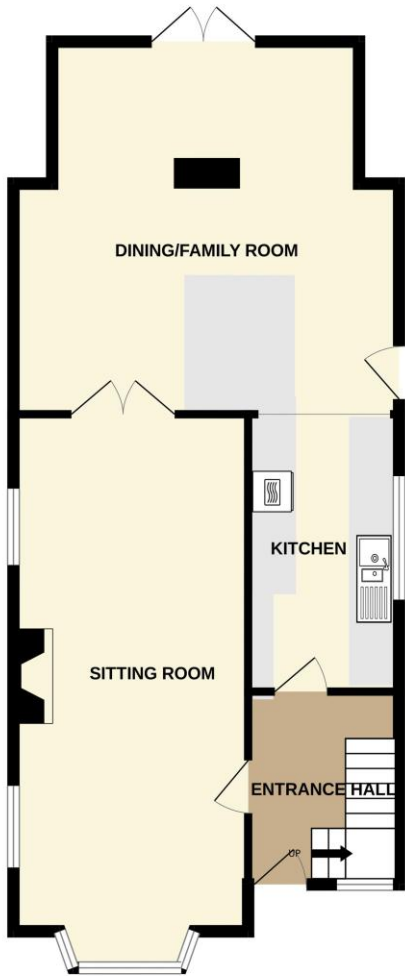
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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