



## 12 Holmdale

Eastergate, PO20 3AA

SPACIOUS FAMILY HOME WITH FLEXIBLE ACCOMMODATION IN THE SIX VILLAGES AREA. Laid out over three floors the accommodation includes: Entrance hall; downstairs cloakroom; storage cupboard; good-sized modern fitted kitchen / breakfast room; spacious living / dining room with patio doors to rear garden; three first-floor bedrooms, one with ensuite shower-room and built-in wardrobes; stylish family bathroom; two second-floor bedrooms, both with built-in storage cupboards. Outside to the front is a small area of lawn and path to main entrance with driveway to the righthand side of the property leading to the semi-detached garage with door to the rear garden. The low maintenance rear garden is fully enclosed with small patio and path to central paved design, slate borders and gate leading to raised border area. The property is situated in a quiet cul-de-sac of 18 properties with family-friendly play area within the popular Six Villages area with local amenities, shops, schools, mainline station and bus links. Tenure - freehold. Council Tax Band - E. EPC - C.

**£440,000**

# 12 Holmdale

Eastergate, PO20 3AA



- Semi-detached townhouse
- Living / dining room
- Ensuite shower room
- Popular Six Villages area with schools, shops, amenities, train station & bus routes
- Five bedrooms
- Cloakroom
- Garage, parking, front & rear gardens
- Fitted kitchen
- Family bathroom
- Quiet cul-de-sac location with children's play area

## Living dining room

17'8" x 14'6" (5.40 x 4.42)

## Kitchen

7'4" x 15'2" (2.26 x 4.63)

## Bedroom 1

10'3" x 9'1" (3.14 x 2.78)

## Bedroom 2

7'8" x 9'8" (2.36 x 2.96)

## Bedroom 3

12'6" x 11'0" (3.82 x 3.36)

## Bedroom 4

11'0" x 9'1" (3.36 x 2.79)

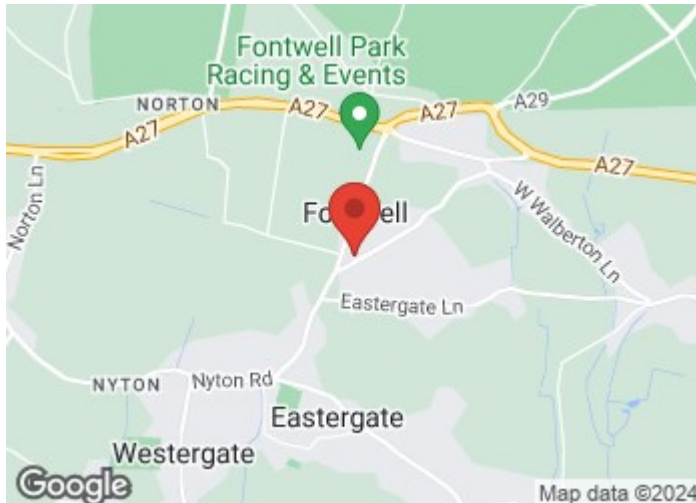
## Bedroom 5

6'9" x 6'6" (2.06 x 2.00)

## Cloakroom

## Ensuite Shower Room

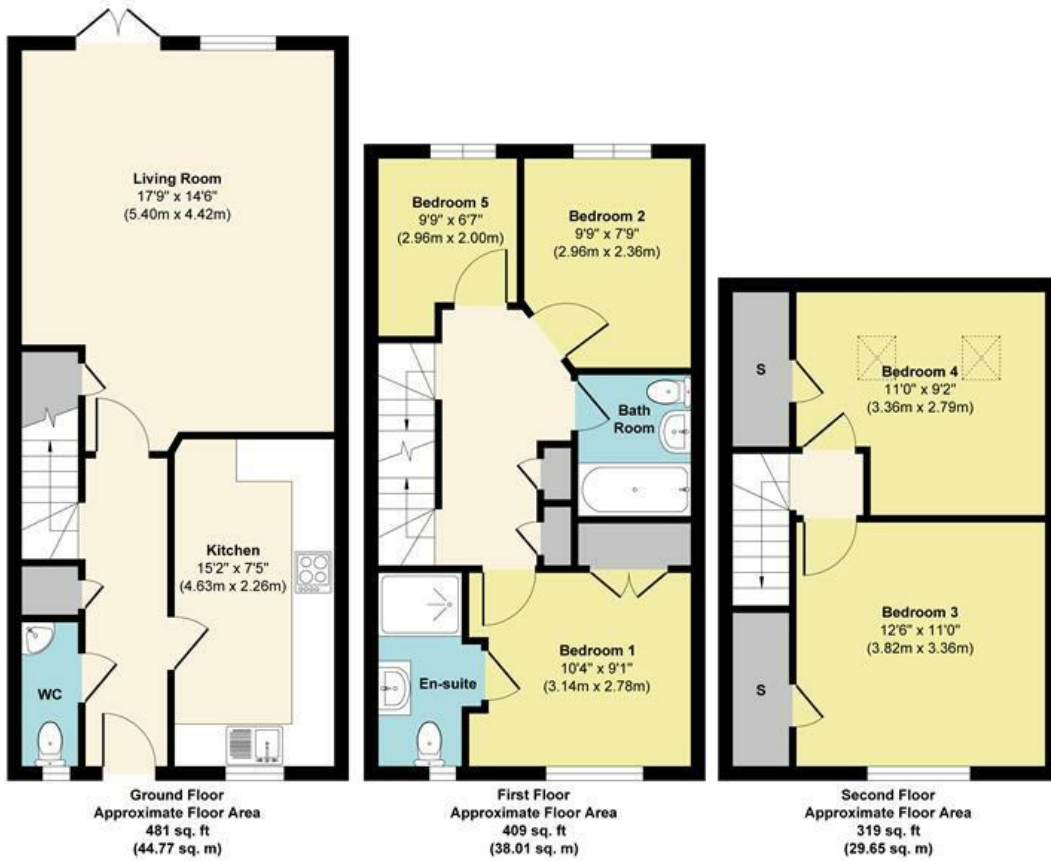
## Family bathroom



## Directions



# Floor Plan

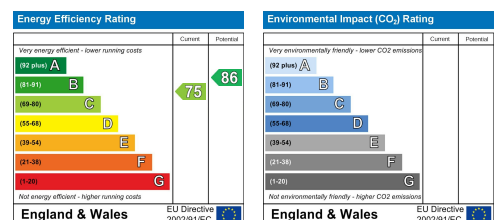


**Approx. Gross Internal Floor Area 1209 sq. ft / 112.43 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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## Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

*by Diana Collins (Vendor)*

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

*by Maisy (Buyer)*

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

*by Mark Garaty (Buyer)*

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

*by Mrs A (Buyer)*

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

*by Mr B (Vendor)*

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

*by Jane R (Vendor)*

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

*by Jamie & Rachel (Buyer)*