



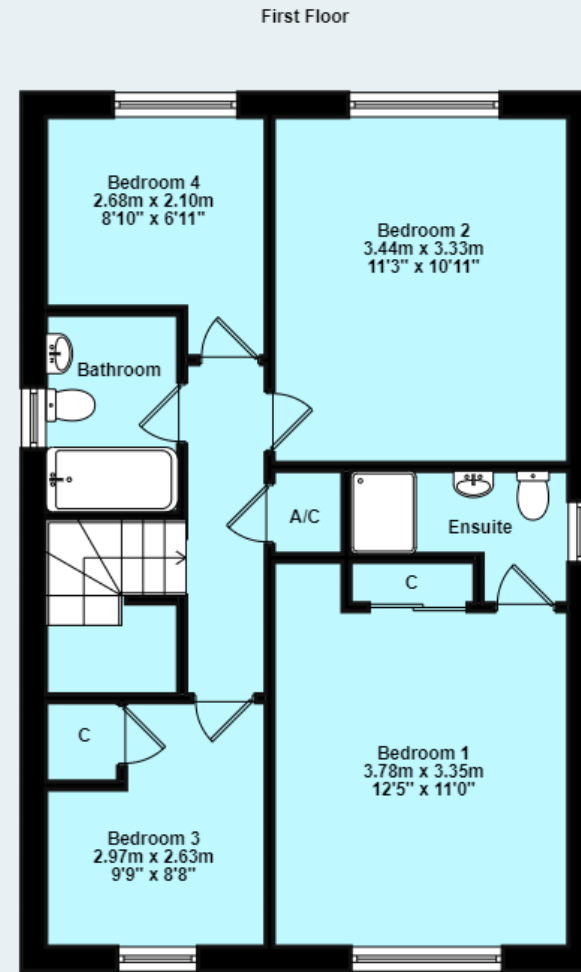
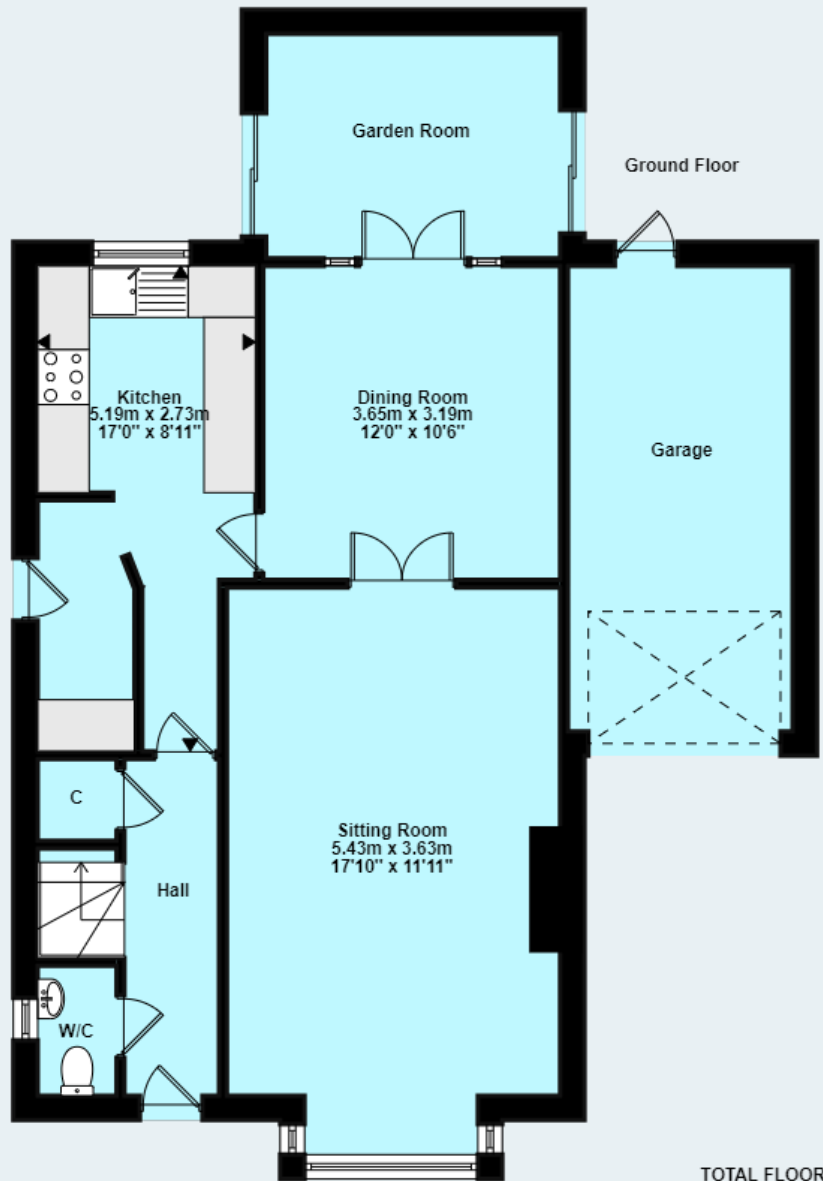
Holm View,

Watchet, TA23 0AF
Guide Price £415,000
Freehold



**Wilkie May
& Tuckwood**

Floor Plan



TOTAL FLOOR AREA:
120.80sqm (1300sqft) Approx.
Excludes Garage & Garden Room

Description

A modern and spacious 4 bedroom detached family home with garage, generous garden and off road parking.

- Detached
- 4 Bedrooms
- Good Sized Plot
- Garage & off Road Parking
- Garden Room

THE ACCOMMODATION COMPRISES IN BRIEF: The property comprises a modern detached family home built by Messrs. Summerfield Homes in 2007 of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property benefits from a larger than average garden, En-Suite Master Bedroom and has recently been redecorated and re-carpeted throughout, with the addition of a generous Garden Room to the rear.

The accommodation in brief comprises; part obscure glazed door into Entrance Hall; burglar alarm pad, storage under stairs. Door into Downstairs W/C; low level W/C, wash basin with tiled splash back. Door into Living Room; with living flame gas coal effect fire with Minster polished stone surround, aspect to front, TV point, telephone point. Double doors into Dining Room; aspect to rear. French doors to; Garden Room; tiled floor with electric under floor heating, 2 x Velux windows, and a sliding door to each side of the room. Door into Kitchen; cream fitted cupboards and drawers under a solid granite worktop with inset 1 ½ bowl stainless steel sink and drainer, 5 ring gas hob and extractor fan over, electric oven under and additional eye level oven, space for under counter fridge, tile effect wooden flooring. Squared archway into Utility Room; space and plumbing for washing machine with worktop over, door to rear garden. Stairs to first floor Landing; hatch to roof space, cupboard housing Glow-Worm gas fired boiler for central heating and hot water. Door into En-Suite Master Bedroom; aspect to front, built in wardrobe with mirrored sliding doors. Door into En-Suite Shower Room; with low level W/C, pedestal wash basin, tiled splash back, light and shaver point over, extractor fan, tiled shower cubicle with thermostatic mixer shower over. Bedroom 2; aspect to rear with distant views to the Bristol Channel. Bedroom 3; aspect to front, cupboard over stairs. Bedroom 4; aspect to rear. Family Bathroom; white suite comprising panelled bath, tiled surround, thermostatic mixer shower over, pedestal wash basin, tiled splash back, low level W/C, mirrored cabinet with light and shaver point, extractor fan.



OUTSIDE: To the front of the property there is a block paved driveway affording off road parking for 1 vehicle with access into the Garage; with personal door, power and lighting and personal door to garden. The rear garden is essentially a double plot and is enclosed by featherboard fencing. The garden is laid to lawn with raised beds (currently flower and vegetable), enjoys a sunny aspect and a good degree of privacy.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty

Services: Mains water, mains electricity, mains drainage, mains gas.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton. TA1 1HE.

Council Tax Band: E

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

*8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.



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