



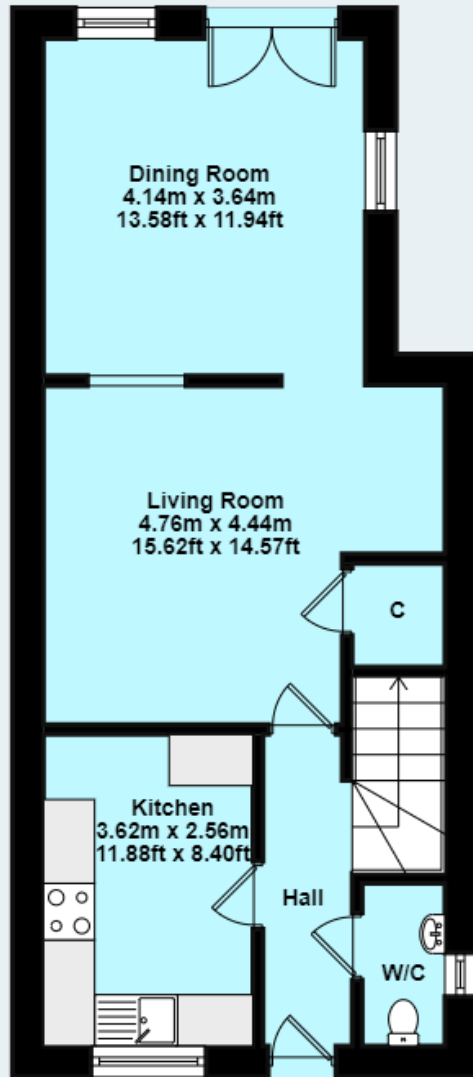
Holm View,
Watchet, TA23 0AF
£299,950 Freehold

			
4	2	2	EPC

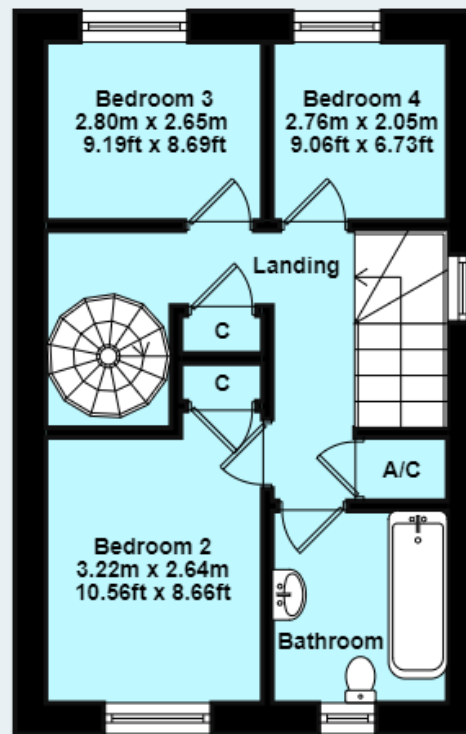
**Wilkie May
& Tuckwood**

Floor Plan

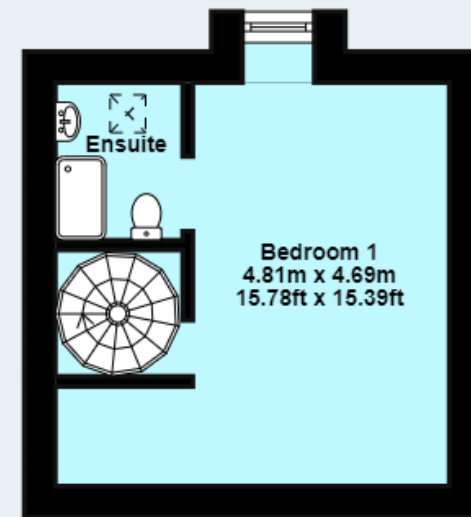
Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA:
109.47sqm (1178.33sqft) Approx.

Description

A spacious four bedroom semi-detached modern home situated in an idyllic position with views over The Bristol Channel and adjacent to the West Somerset Steam Railway Line.

- Semi-Detached
- 4 Bedrooms
- Garage & Parking
- Far Reaching Views

The property comprises a spacious four bedroom semi-detached house that has been extended and is of traditional brick and block construction under a tiled roof with full uPVC double glazing and gas central heating, situated on a popular and small estate within walking distance of the town and its amenities, with enviable views to the sea.

The accommodation in brief comprises; part opaque glazed composite door into Entrance Hall; telephone point. Door into Downstairs WC; low level WC, wash basin with tiled splashback. Kitchen; with aspect to front, good range of cream coloured kitchen cupboards and drawers under a granite effect rolled edge worktop with inset 1 ½ bowl stainless steel sink and drainer, mixer tap over, matching upstands, five ring gas hob with extractor fan over and electric oven under, space for tall fridge-freezer, space and plumbing for dishwasher, space and plumbing for washing machine. Living Room; with cupboard understairs, TV point, telephone point. Dining Room; with double aspect, solid oak flooring, TV point, far reaching sea views to The Bristol Channel. Stairs to First Floor Landing; airing cupboard with Glow-Worm combi boiler for central heating and hot water, wood slat shelving. Bedroom 2; with aspect to front. Bedroom 3; with aspect to rear with far reaching sea views over The Bristol Channel. Bedroom 4; with aspect to rear with far reaching sea views over The Bristol Channel. Inner Hall; with storage cupboard. Family Bathroom; comprising white suite with panelled bath, tiled surround, mixer shower attachment over, low level WC, pedestal wash basin, light and shaver point. Winding staircase to second floor En-Suite Master Bedroom; with eaves storage and far reaching sea views. Door into Shower Room; with shower cubicle, tiled surround, thermostatic mixer shower over, low level WC, pedestal wash basin, Velux window, heated towel rail.



OUTSIDE: The property has one off road parking space with a pedestrian gateway leading into the rear garden which is laid to patio slabs and lawn with a good sized decking area backing onto the heritage West Somerset Steam Railway with views to The Quantock Hills and The Bristol Channel. Garage; which has been divided, up and over door to front. To the rear there is a studio with power points and would be suitable for a variety of purposes.



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: C

Parking: There is off road parking at this property.

Broadband: For an indication of specific speeds and supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile: For an indication of supply or coverage in the area, we would advise interested buyers to use the Ofcom checker: checker.ofcom.org.uk/en-gb/mobile-coverage

Flood Risk: For information relating to flood risk in the area, we would advise interested buyers to use the below government checker: flood-map-for-planning.service.gov.uk/location

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 March 2024. 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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