



Holford

Somerset, TA5 1RY.

O.I.E.O £375,000 Freehold



3



2



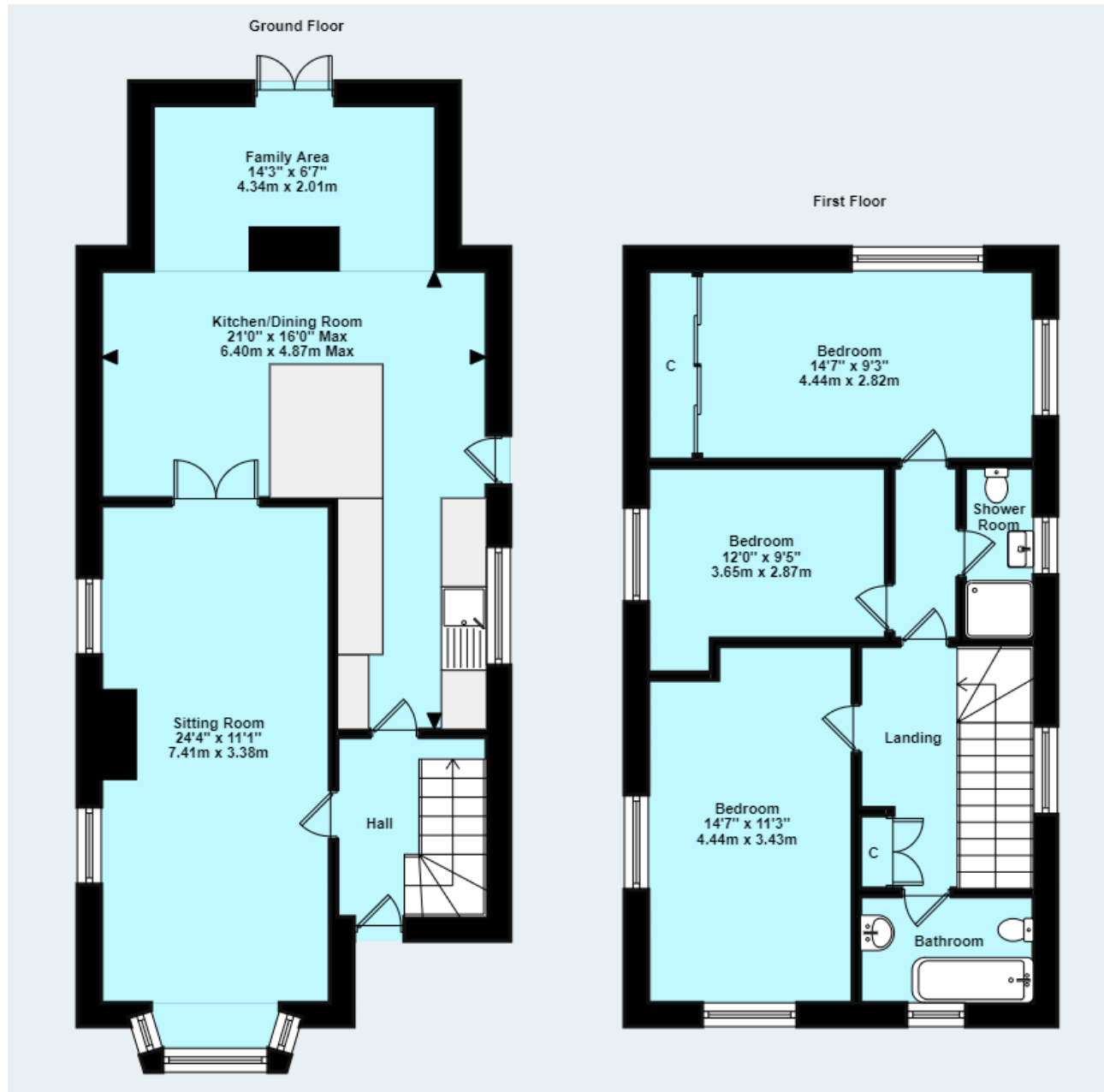
2

D

EPC

Wilkie May
& Tuckwood

Floor Plan



Description

A substantial and spacious detached three-bedroom family home situated in the favoured village of Holford, at the foot of the Quantock Hills.



- Detached
- 3 Bedrooms
- Immaculate Throughout
- New Bathrooms & Kitchen
- New Roof & Private Garden

The property comprises a detached family home of traditional brick and block construction with rendered elevations under a tiled roof with the benefit of full uPVC double glazing and oil-fired central heating supported by a wood burner. The property has undergone a period of considerable modernisation and improvement during our current owner's tenure with the replacement of the entire roof and decoration throughout. The property is well situated to explore the Quantock Hills (an Area of Outstanding Natural Beauty) and the Jurassic coastline at Kilve Beach just a short distance away.

The accommodation in brief comprises; uPVC part glazed door into spacious Entrance Hall with solid wood flooring and under stairs storage, door into Kitchen; with aspect to side, wood effect laminate flooring, modern fitted kitchen comprising an excellent range of mocha coloured cupboards and drawers under a wood effect squared edge worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, eye level electric double oven, four ring electric hob with extractor hood over, integrated dishwasher, integrated washing machine, space for an American fridge/ freezer, floor standing Grant Oil Fired boiler for central heating and hot water, large breakfast bar, wrap around dining area with flooring to match the kitchen and French door to the rear garden with ample room for a sizable dining table, glazed doors into the Living Room; with double aspect and bay window, large fire place with inset wood burner and slate hearth. Stairs to 1st floor landing with hatch to roof space with ladder, built in storage cupboard. Bedroom One; double aspect, with distant views to the Quantock Hills, fitted full height wardrobes with sliding doors, secondary hatch to roof space.

Bedroom Two; with a double aspect. Bedroom Three; with aspect to the side with recessed storage cupboard. Family Bathroom; with wood effect laminate flooring, white suite comprising panelled bath, thermostatic mixer shower over, low level WC, wash basin inset into vanity unit, heated towel rail. Shower Room; with part tiled walls, large shower cubicle with tiled surround, electric Mira Sport shower over, low level WC, wash basin inset into a modern vanity unit.



OUTSIDE: The property has off road parking for two vehicles via a blocked pathed driveway with a pathed front garden area which could be removed to create further parking if desired. Side gates lead to the back garden which wrap around the property and are laid to pathing and chippings with the remainder of the garden laid to lawn with plated borders and raised beds enjoying a Southeast facing aspect.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage.

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

Council Tax Band: D

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 August 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.