



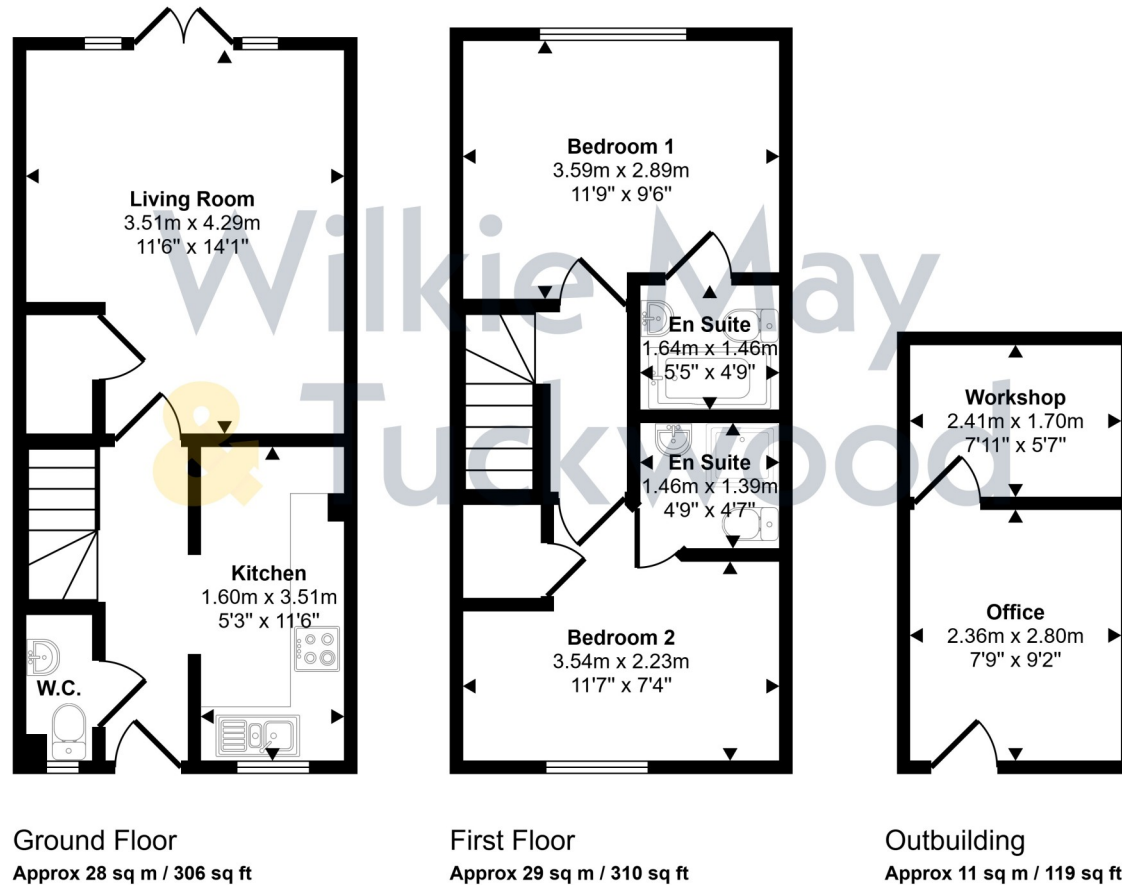
Holm View,
Watchet, TA23 0AF
£215,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
68 sq m / 735 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A well presented two bedroom terraced modern house with car port, x off road parking spaces, sea views & No Onward Chain.



- Terraced
- 2 Bedrooms
- Immaculate Throughout
- Off Road Parking
- No Onward Chain

The property comprises a two bedroom terraced house built by Messrs Summerfield Homes situated in a quiet location on the edge of the town. The house is available with No Onward Chain and equipped with gas central heating, uPVC double glazing, a carport and 2 x off road parking spaces and a useful outbuilding with power and lighting that could be used as a Home Office/Gym or Workshop.

The accommodation in brief comprises; part glazed door into Entrance Hall, with telephone point and burglar alarm pad, wood effect laminate flooring, under stairs storage; Downstairs WC, with low level WC, wash hand basin, tiled splashback. Kitchen with tile effect flooring, modern range of oak effect cupboards and drawers under a rolled edge granite effect worktop with stainless steel upstands, inset stainless steel sink and drainer, mixer tap over, 4 ring gas hob with extractor over, and electric oven under, space and plumbing for a washing machine, space for tall fridge/freezer; Living Room/Dining Room, with TV point, cupboard under stairs, French doors to enclosed rear garden; Stairs to first floor landing, hatch to roof space. Bedroom 1; aspect to rear, door into En-Suite Bathroom with white suite comprising panelled bath, mixer shower attachment, tiled surrounds, low level WC, pedestal wash basin, light and shaver point. Bedroom 2; with aspect to the front and distant views to the Quantock Hills and Bristol Channel, airing cupboard housing Baxi combi boiler for central heating and hot water, door into En-Suite Shower Room; with white suite comprising shower cubicle with thermostatic mixer shower over, low level WC, pedestal wash basin, light and shaver point.



OUTSIDE: The house has an enclosed rear garden with pedestrian gated access. The garden is laid to decking and with a half glazed door leading into the Home Office/Gym/Workshop which has power and lighting. Adjacent are the 2 off road parking spaces, one of which is under the car port.



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: B

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 2025. 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.