



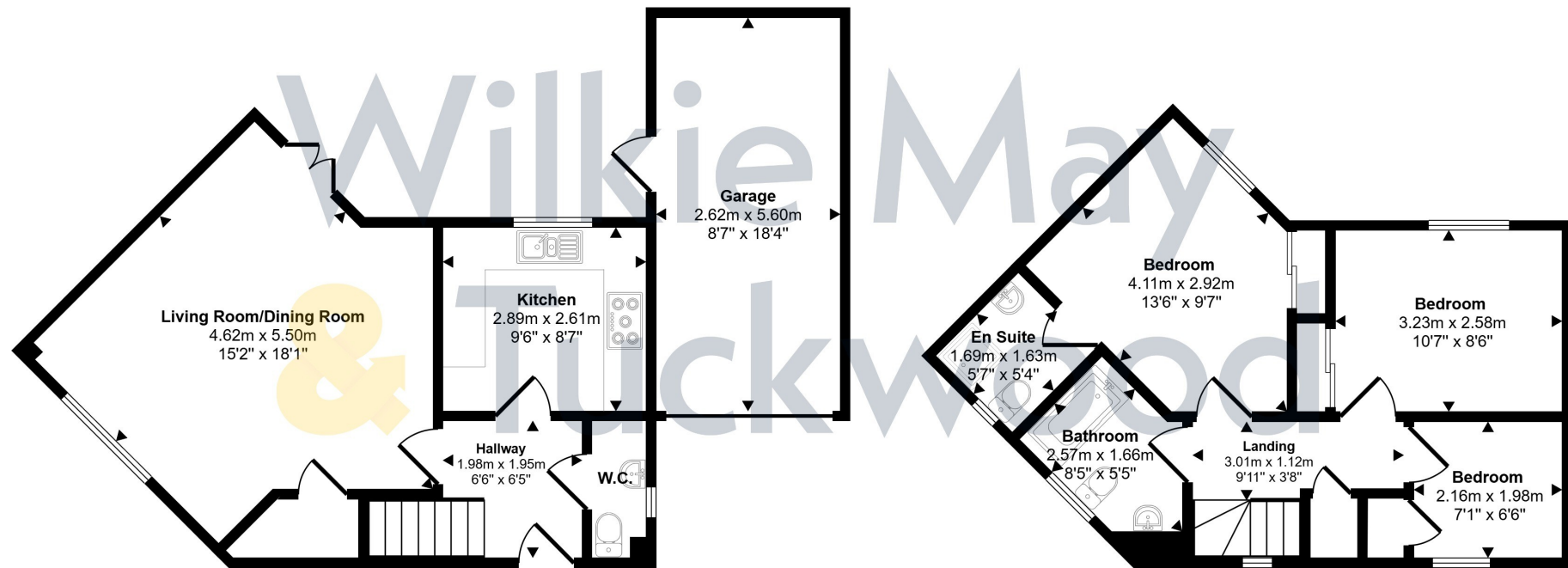
Holm View,
Watchet, TA23 0AF.
£275,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
92 sq m / 992 sq ft



Ground Floor
Approx 53 sq m / 572 sq ft

First Floor
Approx 39 sq m / 420 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 three bedroom semi-detached family home with an en-suite principal bedroom, garage and off-road parking.

- Semi-Detached
- 3 Bedrooms
- Garage & Parking
- Private Garden
- En-Suite Bedroom

The property comprises a semi-detached house 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. Built by Messrs Summerfield Homes, the house is situated on a popular development on the edge of the town, yet within walking distance of the First School and local amenities.

The accommodation in brief comprises; door into Entrance Hall, door into Downstairs WC with low-level WC, and wash basin. Kitchen; with aspect to rear, tiled floor, wood effect cupboards and drawers under a granite effect rolled edge worktop with inset one and a half bowl stainless steel sink and drainer, mixer tap over, fitted electric oven, with four ring gas hob and extractor fan over, space and plumbing for washing machine, space for a tall fridge freezer. Living Room/Dining Room; with double aspect, cupboard under the stairs, patio doors to the rear garden. Stairs to the first floor landing, with cupboard housing Baxi combi boiler for central heating and hot water, hatch to roof space. En-suite Bedroom One; with aspect to rear, built-in double wardrobe with full height sliding doors, door into En-Suite Shower Room; with shower cubicle, tiled surround, thermostatic mixer shower over, low-level WC, pedestal wash basin. Bedroom Two; with aspect to rear and built-in wardrobe. Bedroom Three; aspect to front. Family Bathroom; with white suite comprising panelled bath, tiled surround, low level WC, pedestal wash basin.



OUTSIDE: The property benefits from one off-road parking space with ample street parking and access to the Garage with a recently fitted electric roller door power and lighting and personal door to the garden. The rear garden enjoys a good degree of privacy and is laid to lawn and paving slabs.



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 September 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.