



Holm View

Watchet TA23 0AF

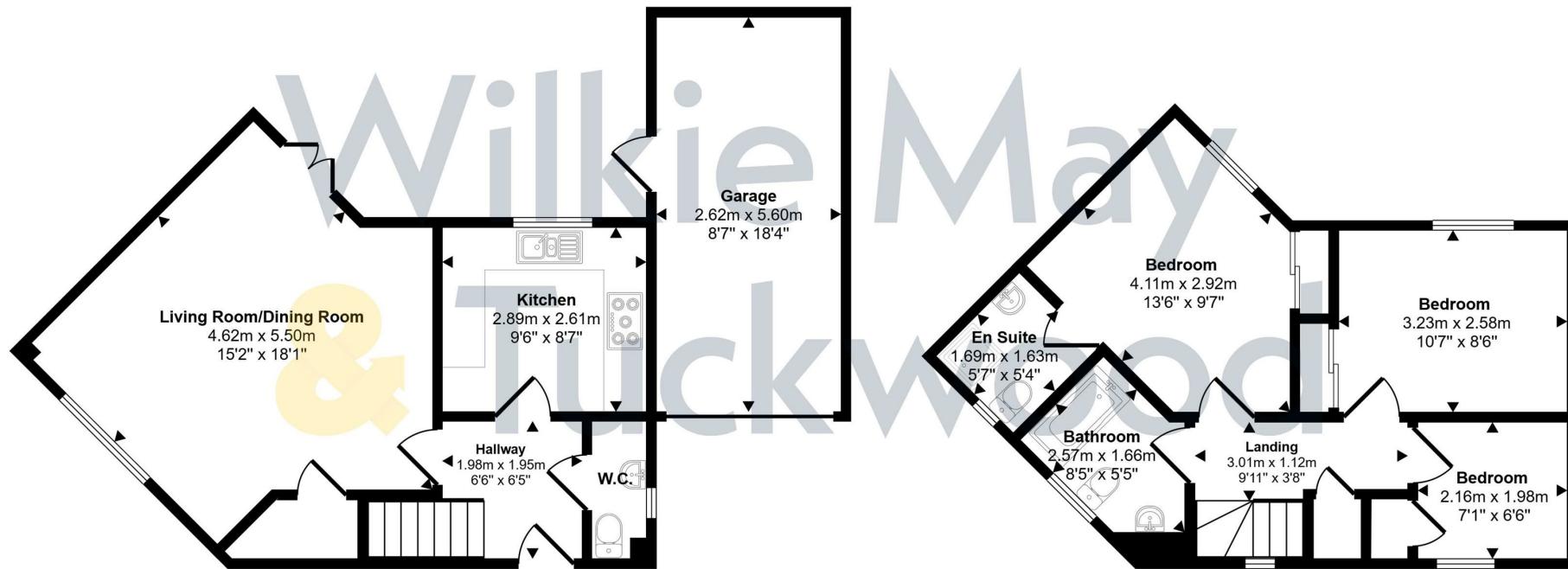
Price £275,000 Freehold



**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
92 sq m / 992 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

GARAGE & OFF ROAD PARKING – A three bedroom semi-detached family home with an en-suite principal bedroom, garage, and off-road parking.

- Garage & Off Road Parking
- En-Suite Principle Bedroom
- Private Garden
- Gas Fired Central Heating
- uPVC Double Glazing



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.



MATERIAL INFORMATION:

Council Tax Band: C

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

Parking: There is one off road parking space at this property and Garage.

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

Agents Notes: Some of the photographs used by Wilkie, May & Tuckwood have been taken with a wide angled lens to show the property off to its best advantage. Please note the floorplan is for guidance only and is not architecturally accurate.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services

Flood Risk: Surface Water: xxx Groundwater: xxx Risk Reservoirs: xxx Recommended you check the risks on the Seabed: xxx

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

broadband and mobile coverage: We understand that there is xxxx mobile coverage. The maximum speeds are xxx mbps download and xxxx mbps upload.

Property Location: Council Tax Band: C

Local Authority:

Leisure: Freehold

GENERAL REMARKS AND STIPULATIONS:

