



Holm View

Watchet TA23 0AF

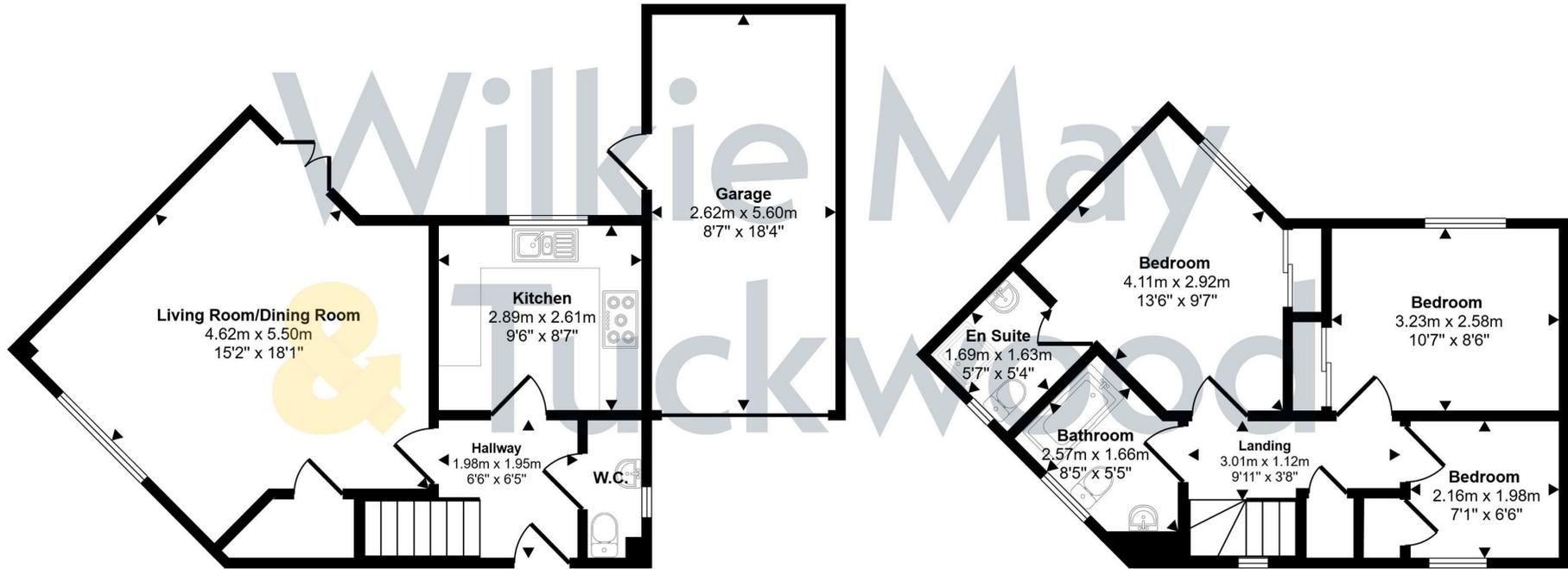
Price £275,000 Freehold



Wilkie May
& Tuckwood

Floorplan

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

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



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services:

Local Authority:

Property Location: Council Tax Band: C

Broadband and mobile coverage: We understand that there is XXXX mobile coverage. The maximum available broadband speeds are XXX Mbps download and XXX Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

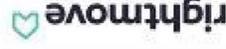
Flood Risk: Surface Water: XXX Rivers and the Sea: XXX Risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

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 purchasers 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, references 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 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 19th January 2026. 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.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the feature of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



Tel: 01984 634793

Wilkie May & Tuckwood 35 Swain Street, Watchet, Somerset, TA23

