



Holm View, Watchet TA23 0AF

welcome to

30 Holm View, Watchet

Situated within the historic harbour town of Watchet is this beautifully presented linked-detached extended four bedroom family home positioned in a favoured modern development. The property enjoys a good size enclosed rear, garden room, ensuite, garage & off street parking. Viewing is advised.



Double Glazed Front Door

Leading to

Entrance Hall

With fitted carpet, radiator, built in understairs cupboard, staircase rising to first floor landing, ceiling coving, doors to

Cloakroom

Double glazed window to side, vinyl floor, low level WC, wash hand basin, radiator.

Lounge

20' 3" max x 11' 10" max (6.17m max x 3.61m max)
Double glazed bay window to front, fitted carpet, telephone point, TV point, wall light points, ceiling coving, gas fire set in decorative surrounds, two radiators, double doors to

Dining Room

12' x 10' 6" (3.66m x 3.20m)
Double glazed sliding patio doors to the garden room, fitted carpet, radiator, ceiling coving, door to kitchen.

Garden Room

12' 11" max x 12' 7" max (3.94m max x 3.84m max)
Double windows and double glazed sliding patio doors to the garden, tiled floor with electric underfloor heating, light and power, part glazed roof.

Kitchen

17' max x 8' 11" max (5.18m max x 2.72m max)
Double glazed window to rear, a range of fitted base and wall units, granite worktop surfaces, inset one and half bowl stainless steel sink unit, integrated oven, inset five ring gas hob with stainless steel cooker hood over, space for fridge, integrated double eye level oven, laminate floor, inset ceiling spotlights, archway to

Utility Room

7' 7" max x 4' 10" (2.31m max x 1.47m)
Double glazed door to side, worktop surfaces, space for freezer, space and plumbing washing machine, laminate floor, radiator.

First Floor Landing

With fitted carpet, ceiling coving, access to roof space, radiator, walk in airing cupboard with fitted carpet, wall mounted gas fired boiler serving the domestic hot water and central heating systems, doors to

Bedroom One

13' 7" x 11' max (4.14m x 3.35m max)
Double glazed window to front, fitted carpet, radiator, telephone point, built in wardrobe, door to

Ensuite Shower Room

Double glazed window to side, a fitted suite comprising shower cubicle, pedestal wash hand basin, low level WC, radiator, extractor unit, inset ceiling spotlights, vinyl floor, shaver light/point.

Bedroom Two

11' 3" x 10' 11" (3.43m x 3.33m)
Double glazed window to rear, fitted carpet, radiator.

Bedroom Three

8' 9" max x 7' 6" max (2.67m max x 2.29m max)
Double glazed window to rear, fitted carpet, radiator.

Bedroom Four

9' 8" max x 8' 9" max (2.95m max x 2.67m max)
Double glazed window to front, fitted carpet, radiator, built in cupboard.

Bathroom

Double glazed window to side, a fitted suite comprising panelled bath with shower unit over, low level WC, pedestal wash hand basin, radiator, aqua panelling, extractor unit, inset ceiling spotlights.

Outside

To the front of the property there is a stone area with some mature shrubs on entrance to the property, private parking and access to the garage. There is gated access to the rear garden. Through the private gate, a paved path leads you to the private rear garden giving way to a sun terrace with cold water tap, external electricity points and access to the garage and Garden Room. There are raised vegetable beds, well maintained and well stocked borders full of colourful, seasonal plants and flowers. The garden is laid mainly to lawn, bordered by ornamental trees and fragrant herbs. A well placed decked area sits in a sunny point of the garden which is perfect for seating and dining.

Garage

With light and power, extra storage space above, space for utilities and a pedestrian door to the garden.

Council Tax Band

E

Location

Watchet is an historic harbour town with a modern marina, a good selection of shops and amenities, a surgery, nursery facilities and a primary school. The town is ideally placed between The Quantock Hills, Exmoor and The Bristol Channel, with easy access to the A39, Bridgwater and the M5 (North) and to the A358, Taunton, the A303 and the M5 (South). The near-by village of Williton has further good facilities, including the middle school. Minehead has a wider range of amenities, including a hospital and West Somerset College.



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welcome to

30 Holm View, Watchet

- Popular Modern Development
- Historic Harbour Town of Watchet
- Linked-Detached Family Home - Two Reception Rooms
- Four Bedrooms - Cloakroom - Double Glazing
- Good Size Enclosed Rear Garden - Garage & Off Street Parking

Tenure: Freehold EPC Rating: C

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106957 - 0005

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