



**Holm View, Watchet, TA23 0AF**

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## **5 Holm View, Watchet**

Located on the outskirts of the historic harbour town of Watchet within a pleasant modern residential development is this well presented semi-detached three bedroom home. The property benefits from double glazing, gas central heating, enclosed rear garden, car port & off street parking.



### **Double Glazed Front Door**

Leading to

### **Entrance Hall**

With laminate flooring, radiator, telephone point, built in understairs cupboard, coving, staircase rising to first floor landing, doors to

### **Cloakroom**

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

### **Kitchen**

11' 10" x 8' 3" ( 3.61m x 2.51m )

Double glazed window to front, a range of fitted base and wall units, worktop surfaces, inset one and one half bowl stainless steel sink unit, integrated oven, inset gas hob with cooker hood over, space for fridge freezer, space and plumbing for washing machine, space for tumble dryer, tiled splashbacks, radiator, vinyl flooring.

### **Lounge/ Dining Room**

15' 6" x 11' 4" ( 4.72m x 3.45m )

Double glazed window to rear and double glazed patio doors to rear garden, laminate flooring, two radiators, coving.

### **First Floor Landing**

Double glazed window to side, fitted carpet, radiator, built in airing cupboard with gas fired boiler and shelving, access to roof space, doors to

### **Bedroom One**

10' 11" x 8' 9" ( 3.33m x 2.67m )

Double glazed window to rear with a glimpse of the Bristol Channel, fitted carpet, radiator, coving, built in wardrobe, open doorway to ensuite.

### **Ensuite**

With wash hand basin, radiator, shower cubicle, extractor unit.

### **Bedroom Two**

10' 5" max x 8' 9" ( 3.17m max x 2.67m )

Double glazed window to front, radiator, fitted carpet.

### **Bedroom Three**

7' 8" x 6' 5" ( 2.34m x 1.96m )

Double glazed window to rear with glimpse of the Bristol Channel, radiator, fitted carpet.

### **Bathroom**

Double glazed window to front, a fitted suite comprising pedestal wash hand basin, low level WC, mixer tap with shower attachment over, part tiled surrounds, vinyl flooring, radiator, extractor unit, shaver point.

### **Outside**

To the front a pathway leads to the front door. There is off street parking and a car port (left handside) to the front of the property.

To the rear is an enclosed garden comprising paved patio, laid to lawn, flower and shrub beds, pedestrian gate giving access to the front.

### **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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## 5 Holm View, Watchet

- Historic Harbour Town of Watchet
- Modern Residential Development
- Semi-Detached Three Bedroom Home
- Kitchen - Lounge/Dining Room
- Enclosed Rear Garden - Car Port & Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£265,000**



Please note the marker reflects the postcode not the actual property

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MIH107465 - 0002

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