



Holford

Bridgwater, TA5

OIEO £230,000 Freehold

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Wilkie May

& Tuckwood

Floor Plan

The floor plan shows a two-story house. The ground floor consists of a large Living Room (4.08m x 4.58m, 13'5" x 15'0") on the left, a Kitchen/Dining Room (4.06m x 2.92m, 13'4" x 9'7") on the right, and a Shower Room (1.77m x 3.02m, 5'10" x 9'11") at the rear right. A central Hallway connects the rooms. The first floor has two bedrooms: Bedroom 1 (4.15m x 3.27m, 13'7" x 10'9") at the front and Bedroom 2 (3.09m x 2.37m, 10'2" x 7'9") at the rear, both accessible via a Hallway.

Floorplan

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.

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# Description

A detached two bedroom bungalow with garage, double glazing and electric heating, located at the foot of Holford Combe with access to many footpaths on the Quantock Hills, an Area of Outstanding Beauty. The property also benefits from a modern kitchen and shower room together with a wood burning stove in the living room and has a low maintenance garden. The property is offered to the market with no onward chain.

- Quantock Hills' village
- Over 15' living room with wood burner
- Kitchen/dining room
- Two double bedrooms
- Shower room
- Garage
- Off-road parking
- Low maintenance garden
- No onward chain

## THE PROPERTY:

The accommodation comprises a living room with windows and doors which open directly onto the garden, a further feature of the room is the wood burning stove. From here a doorway leads into the kitchen/dining room with a range of modern units including base and wall cupboards, rolltop working surfaces and a built-in oven, hob and hood. To one side of the room is space for a dining room table and chairs. Beyond the kitchen is a lobby with access to the outside for maintenance only and this in turn leads to a shower room where there is a large shower cubicle, basin and WC. Both of the bedrooms are accessed off an inner hallway – the principal of which is a large double and dual aspect – and the second another double room.

Outside – The property is approached via a tarmac driveway providing an array of parking and leading to the garage. To one side is a garden which is low maintenance, consisting of a patio and gravelled area.

**LOCATION:** Situated on the favoured west side of Bridgwater, Holford is set within the Quantock Hills an Area of Outstanding Natural Beauty. Many rural pursuits can be enjoyed nearby including rambling routes within the Quantocks. There are two golf courses, one at Cannington and one at Enmore Park 18-hole golf course. Fishing and sailing can be enjoyed at the Durleigh Reservoir, together with fly fishing at nearby Hawkrigge Reservoir. Bridgwater with its mainline railway and motorway connections is approximately 11 miles away. The village has a local pub and there are shops and amenities in nearby Nether Stowey.



## GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty.

**Construction:** TBC.

**Services:** Mains water, mains electricity, mains drainage, electric heating.

**Local Authority:** Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

**Council Tax Band:** C

**Broadband Coverage:** We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 80Mbps download and 20Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data both limited with EE, Three, O2 and Vodafone.

**Flood Risk: Rivers and sea:** Very low risk **Surface water:** Medium risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

**Planning:** Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)

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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 in January 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.

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 Tenure 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: 01278 425195**

34 St Mary Street, Bridgwater, TA6 3LY



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