



Holm View

Watchet TA23 0AF

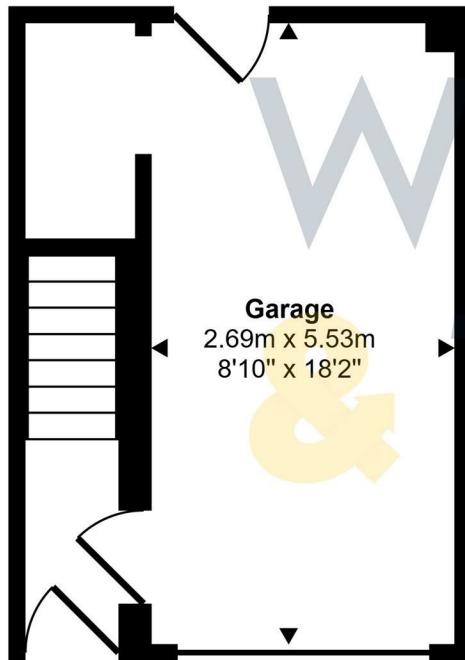
Price £185,000 Freehold

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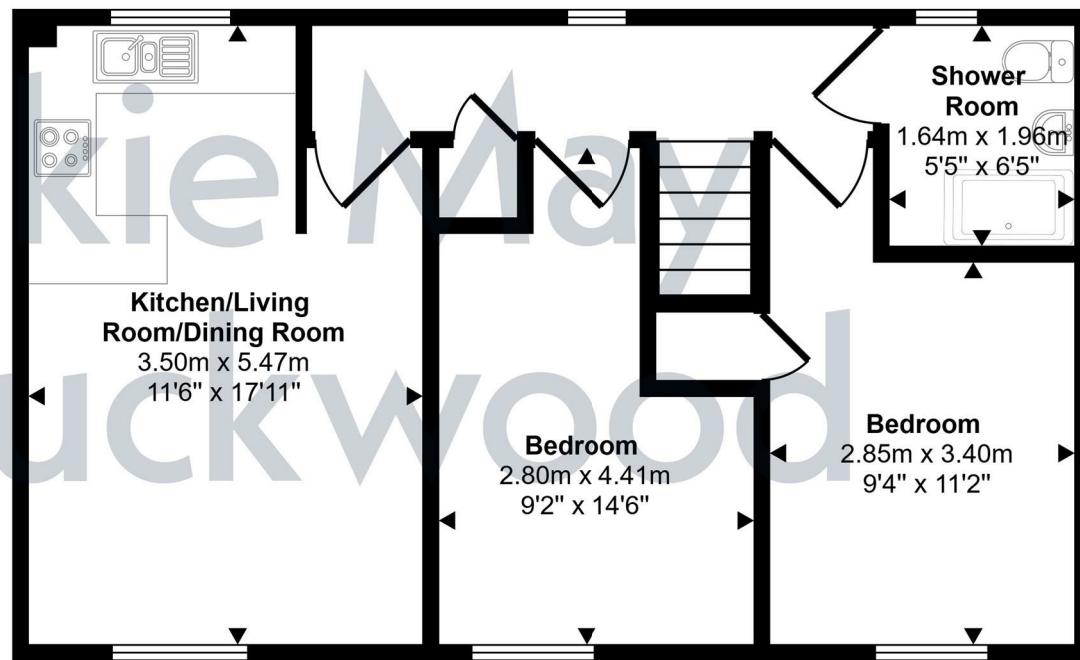
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
73 sq m / 784 sq ft



Ground Floor
Approx 21 sq m / 227 sq ft



First Floor
Approx 52 sq m / 557 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

NO ONWARD CHAIN - A beautifully presented 2 bedroom detached coach house, with garage, parking, garden and No Onward Chain.

- No Onward Chain
- Garage & Off Road Parking
- Rear Garden
- Gas Fired Central Heating
- uPVC Double Glazing



The property comprises a modern detached coach house built by Messrs. Summerfield Homes. Built of traditional brick and block construction, with part rendered elevations, under a tiled roof with the benefit of full uPVC double glazing and gas central heating. The property further benefits from a single garage, a garden and parking space.

The accommodation in brief comprises; part glazed door into Entrance Hall, with personal door into the Garage.

Stairs to the first floor landing, with an airing cupboard housing a Baxi combi boiler for central heating and hot water.

L-shaped Kitchen/Dining/Living Room; double aspect, LVT wood effect flooring, wood effect cupboards and drawers under a rolled edge granite effect worktop with inset stainless steel sink and drainer, mixer tap over, fitted electric oven, 4 ring gas hob with extractor fan over, space for tall fridge/freezer, ample room for dining table and chairs, TV point, telephone point.

Bedroom 1; with aspect to front and enjoying far reaching views over the Bristol Channel to the Welsh coastline, recessed cupboard over the stairs with shelving.

Bedroom 2; with aspect to front, with a glimpse to the Bristol Channel and hatch to roof space.

Recently modernised Shower Room; with low level shower tray, thermostatic mixer shower over, multi panel surrounds, low level WC, wash basin inset into vanity unit, light and shaver point.

OUTSIDE: Garage; with personal door to the garden, power and lighting, up and over door to the front. Space and plumbing for a washing machine, space for a tumble dryer. There is one allocated parking space to the front of the property via a block paved driveway. The garden is enclosed by fencing and is laid to lawn and vegetable patch with a side gate for easy access.

AGENTS NOTE: Our client collects 1/6th of the annual insurance premium from the two owners of the other garages situated underneath the property.

MATERIAL INFORMATION:

Council Tax Band: B

Tenure: Freehold

Utilities: Mains water, electricity, sewage, gas

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



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority:

Property Location: Add text here **Council Tax Band:** B

Broadband and mobile coverage: Add text here

Flood Risk: Add text here

Planning: Add text here

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 April 2024. **MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particulars 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.



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