



## Ponsford Road

Minehead, TA24 5DX  
£450,000 Freehold



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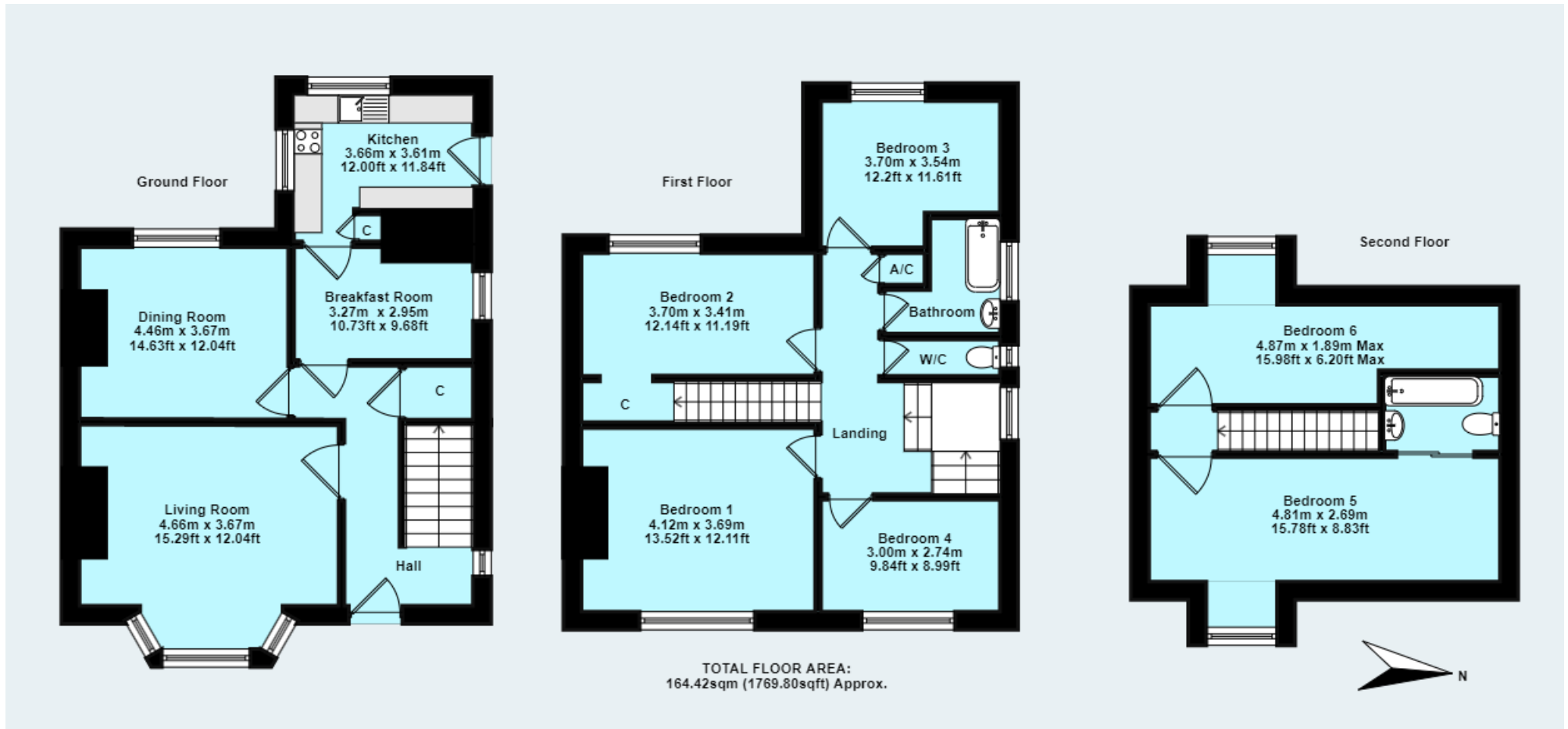
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Wilkie May  
& Tuckwood

# Floor Plan



# Description

Coming to the market for the first time in over 40 years, this is a spacious three reception room, six bedroom semi-detached House situated within easy reach of Alcombe's schools and other amenities, Minehead town centre and the sea front.

Benefits include gas fired central heating and double glazing throughout, an en-suite to one of the bedrooms, off road parking and gardens to the front and rear.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Semi-detached
- 6 bedrooms
- Off road parking
- Gardens
- Equidistant between Alcombe and Minehead's amenities



THE ACCOMMODATION COMPRISES IN BRIEF: front door into HALL with stairs to the first floor.

LIVING ROOM: bay window to the front.

DINING ROOM: window to the rear.

BREAKFAST ROOM: window to the side and door to,

KITCHEN: modern fitted kitchen, integrated under counter fridge freezer, dishwasher, washing machine and electric oven with gas hob and extractor hood over. Windows to the side and rear and door to the garden.

FIRST FLOOR LANDING: good-sized landing with stairs to the second floor and airing cupboard.

FIRST FLOOR BEDROOMS: two of the bedrooms have aspects to the front and two to the rear.

BATHROOM AND SEPARATE WC: with modern fitted suite.

SECOND FLOOR BEDROOMS: one of the bedrooms has an aspect to the front with EN-SUITE BATHROOM and the other has an aspect to the rear.

OUTSIDE: to the front of the property there is off road parking to the side with pathway to the front door and the remainder laid with ease of maintenance in mind. The rear garden is predominantly laid to lawn with walled boundaries, a patio area and shed.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** [w3w.co/casino.mixture.reporters](http://w3w.co/casino.mixture.reporters) **Council Tax Band:** E

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk: Surface Water:** Low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk> **Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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 2023. 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.



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