



## Marshfield Road

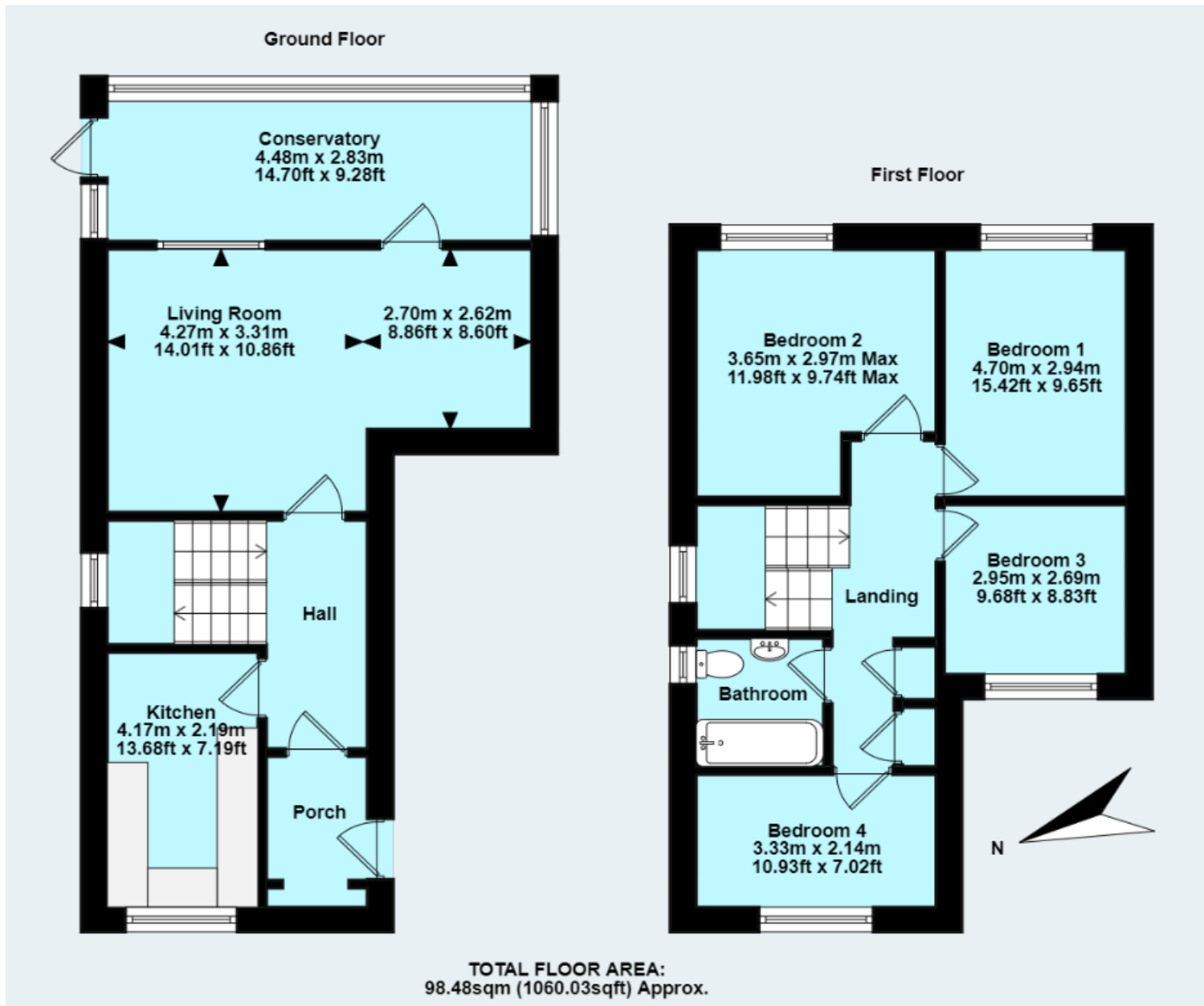
Minehead, TA24 6AJ

£325,000 Freehold



**Wilkie May  
& Tuckwood**

# Floor Plan



# Description

A modern four-bedroom semi-detached House with integral garage, parking and garden situated within easy reach of Alcombe's schools, shops and other amenities.

Other benefits include gas fired central heating with a new boiler having been recently fitted, double glazing throughout, a modern kitchen and a large conservatory.

- Convenient location
- 4 Bedroom Semi-Detached House
- Integral garage and parking
- Garden
- New gas fired boiler



THE ACCOMMODATION COMPRISES IN BRIEF: door into PORCH with storage area, plumbing for washing machine and door into HALLWAY.

LIVING/ DINING ROOM: spacious room with wood effect flooring, window to the rear and door into the,

CONSERVATORY: large room with a continuation of the wood effect flooring and doors to the garden.

KITCHEN: modern fully fitted shaker style kitchen with new Ariston gas fired boiler, space and plumbing for dishwasher, space for fridge freezer, integrated gas four-ring hob and oven and window to the front.

BEDROOMS: to the first floor there are four Bedrooms one with loft access.

BATHROOM: fitted suite comprising bath with shower over, wash hand basin and wc. There is also an obscured window.

OUTSIDE: the property is approached over a driveway providing for off road parking leading to the GARAGE. To the side of the House there is a gateway affording access to the garden which is predominantly to the side of the property and laid to lawn with walled boundary.



#### 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:** [///estimated.pedicure.custard](https://www.estimated.pedicure.custard)

**Council Tax Band:** C

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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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