



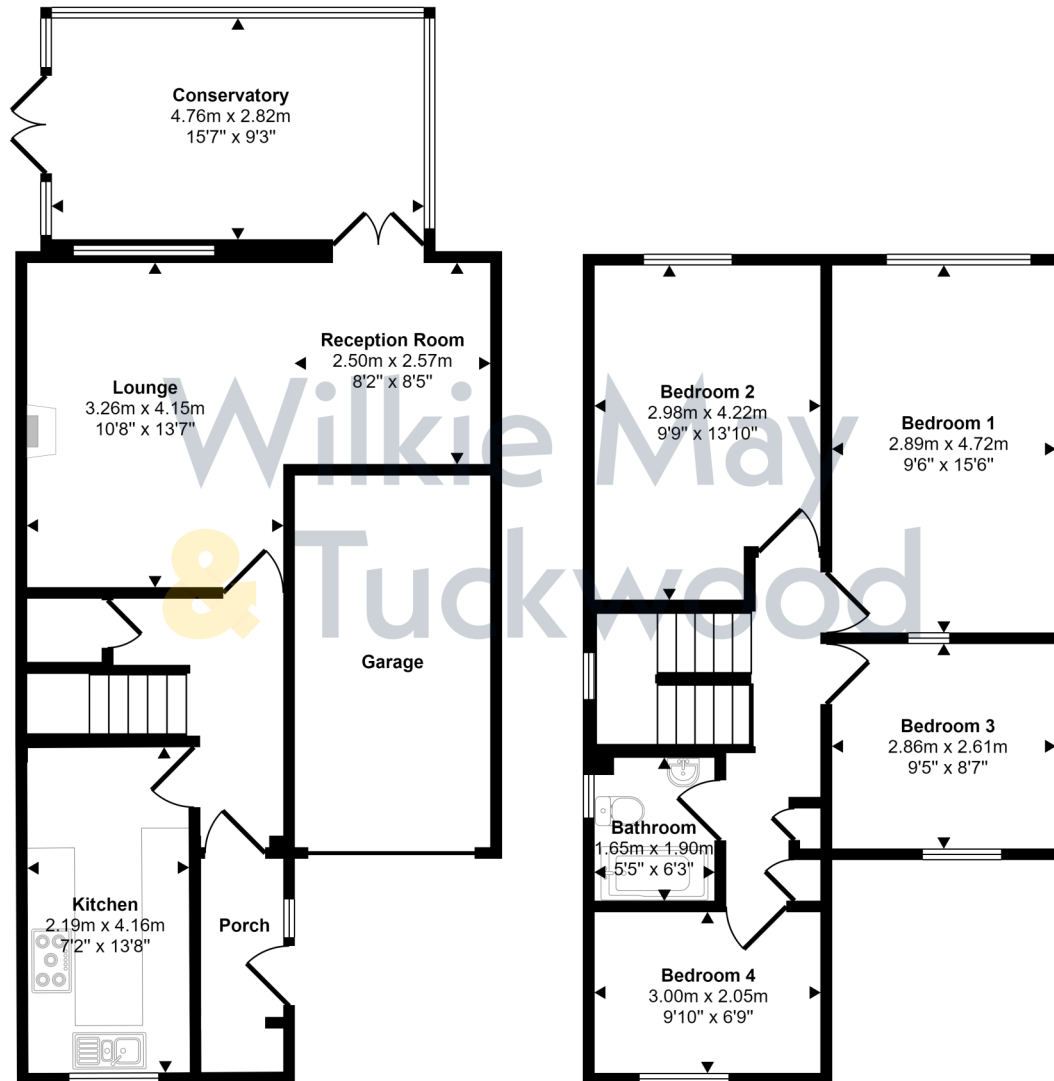
**Marshfield Road**  
Minehead, TA24 6AJ  
£305,000 Freehold

			
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**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
123 sq m / 1322 sq ft



Ground Floor  
Approx 69 sq m / 745 sq ft

First Floor  
Approx 54 sq m / 577 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

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.

Of cavity wall construction under a pitched roof, this property also benefits from gas fired central heating with a new boiler having been fitted in June 2023, 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 the PORCH with storage area, plumbing for washing machine and door into the HALLWAY with stairs to the first floor and doors into the kitchen and lounge dining room.

LOUNGE/ 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 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.

To the first floor there is a good-sized landing area with two storage cupboards and doors to the bedrooms and bathroom.

BEDROOMS: two with aspects to the rear and pleasant views and two with aspects to the front also with pleasant views.

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

**Broadband and mobile coverage:** We understand that there is good 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:** Medium 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 June 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.