



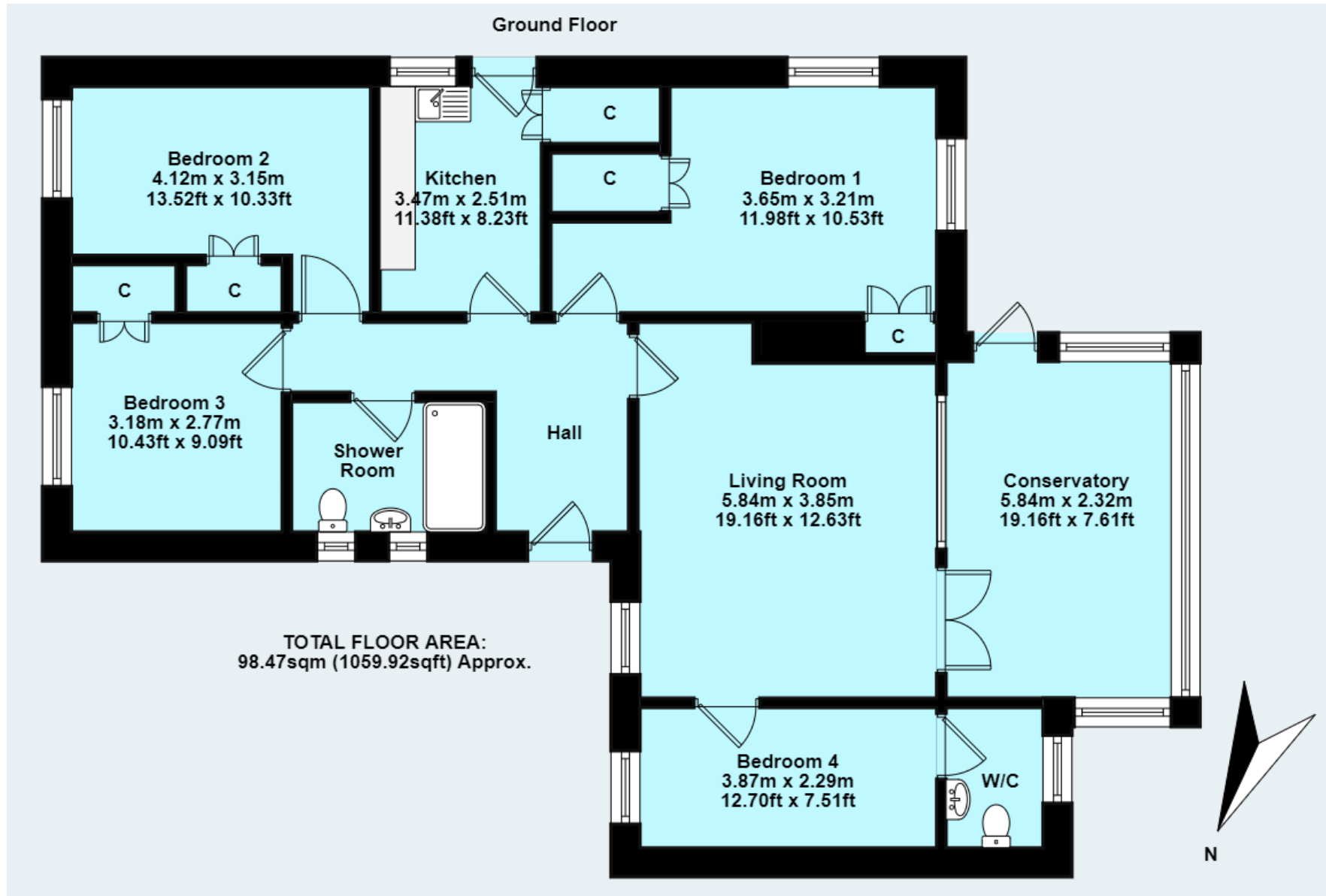
Old Farm Close

Minehead, TA24 8AU
£399,950 Freehold



Wilkie May
& Tuckwood

Floor Plan



Description

A well-presented and extended four bedroom detached Bungalow situated within a quiet cul-de-sac and offered for sale with NO ONWARD CHAIN.

The property benefits from gas fired central heating and double glazing throughout, a conservatory, an en-suite wc to one of the bedrooms, attractive gardens, off road parking and lovely views from the front towards North Hill.

- Cul-de-sac position
- 4 Bedrooms
- Off road parking
- Attractive gardens
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: BEDROOMS 1, 2 and 3: bedroom 1 is a double entrance through front door into HALL with doors to all principal rooms and loft hatch.

LIVING/DINING ROOM: good-sized room with feature fireplace with inset gas fire, window to the front with views to North Hill, window to the rear, French doors into the Conservatory and door to,

BEDROOM 4/OFFICE: window to the front and door to EN-SUITE WC.

CONSERVATORY: windows on three sides, door to the rear garden and electric blinds.

KITCHEN: modern fitted kitchen with space and plumbing for washing machine and dishwasher, space for fridge freezer, integrated double oven and electric hob, built-in larder cupboard, window and door to the side.

aspect room with airing cupboard, built-in wardrobe and built-in drawers and seating. Bedrooms 2 and 3 have aspects to the front with lovely views and built-in wardrobes.

SHOWER ROOM: large walk-in shower cubicle, pedestal wash hand basin and wc. There are also two windows and a heated towel rail.

OUTSIDE: to the front of the property there is a driveway providing for off road parking. The front garden is of a good sized and predominantly laid to lawn with flower borders, an ornamental tree and low brick boundary wall. There is access to the rear garden from either side of the property. Immediately outside the conservatory there is a patio area. The remainder of the rear garden is laid to lawn with a gazebo, shed and flower borders.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water with meter, mains electricity, mains drainage and gas fired central heating.

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

Property Location: [///joggers.introduce.upwards](#)

Council Tax Band: D

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

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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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