

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



1 CHESTNUT WAY

Alcombe, MINEHEAD, Somerset TA24 6EB



1 CHESTNUT WAY

A spacious three reception room, five double bedroom detached family home situated in an elevated position on the outskirts of Minehead.

This imposing property benefits from gas fired central heating and double glazing throughout, a cloakroom, conservatory, en-suites to three of the bedrooms together with a further family bathroom, a garage with off road parking, attractive surrounding gardens and wonderful coastal and countryside views.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

ACCOMMODATION



The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and door through to an inner hallway which has doors to the fitted cloakroom and, SITTING ROOM: a lovely, triple aspect room with windows to the front, rear and side, picture rail, recess with fitted shelving and feature fireplace. DINING ROOM: a good-sized double aspect room with windows to the front and side. KITCHEN/ BREAKFAST ROOM: a large room with window to the side and window into the conservatory. The kitchen is fitted with a range of modern wall and base units, sink and drainer incorporated into work surface with matching

upstand, wine rack, integrated eye-level double oven and four ring hob with extractor hood over, space and plumbing for washing machine and dishwasher and space for tall fridge freezer. From the kitchen there is access to a further INNER HALLWAY with two built-in cupboards, door to the CONSERVATORY and door to the, GARDEN ROOM: which has sliding doors into the conservatory and window to the side. CONSERVATORY: with two sets of sliding doors to the garden. FIRST FLOOR LANDING: large landing area with stairs to the second floor, a large storage cupboard and doors to three of the first-floor bedrooms and one of the bathrooms.



BEDROOM ONE: large, double aspect room with window to the rear and window to the front benefiting from wonderful coastal and countryside views. There are also a large array of fitted wardrobes.

FAMILY BATHROOM: four-piece suite comprising bath, bidet, shower cubicle and wc with two windows to the rear.

BEDROOM TWO: a double aspect room with windows to the side and front with lovely views and door to an,

EN-SUITE SHOWER ROOM.

STUDY: with window to the side and door to a HALLWAY with storage cupboard and doors to,

BEDROOM THREE: double aspect room with windows on either side.

FITTED SHOWER ROOM

This area could be used as a separate flat for a family member.

SECOND FLOOR LANDING: small landing area with doors to,

BEDROOM FOUR: with four velux windows, the two to the front enjoying lovely views, and storage cupboard.

BEDROOM FIVE: again with four velux windows and door to,

EN-SUITE SHOWER ROOM



OUTSIDE

To the side of the property there is a driveway providing off road parking and leading to the Garage. To the front there is a pathway leading to the front door with garden on either side predominantly laid to lawn with flower and shrub borders and a summer house which houses a spa hot tub. The garden carries along the side of the property with a patio area providing a pleasant seating area. There is also a water feature with an attractive bridge over it. To the rear, accessed from the conservatory, there is a further private area of patio with a raised pond with steps alongside rising to a further patio area.

SITUATION: Nestled between the slopes of Exmoor and the sea, Minehead is a popular and beloved coastal resort located in West Somerset. The town boasts a wide range of attractions, making it a desirable destination for both locals and tourists alike. Visitors can enjoy the beautiful beach, promenade, and harbour, as well as the stunning gardens and colourful, treelined avenue with a variety of shops and services. The area is dominated by the wooded slopes of North Hill, adding to the charm of the surroundings. Minehead is widely renowned for its exceptional natural beauty, and visitors can take advantage of the superb walking opportunities over the moorland, through the woodlands, and along the coast. With so much to offer, it's no wonder that Minehead is one of West Somerset's most treasured coastal towns.

Directions: What3Words: [///footpath.resources.printing](http://footpath.resources.printing)

ACCOMMODATION

(all measurements are approximate)

HALL, INNER HALLWAYS

CLOAKROOM

SITTING ROOM 22'2" (6.76m) x 13'9" (4.18m)

DINING ROOM 13'9" (4.18m) x 11' (3.36m)

KITCHEN/BREAKFAST ROOM 18'2" (5.54m) x 12'3" (3.72m)

GARDEN ROOM 13' (3.95m) x 11' (3.36m)

CONSERVATORY 15'7" (4.75m) x 10'9" (3.27m)

FIRST FLOOR LANDING

BEDROOM ONE 22'2" (6.76m) x 13'9" (4.19m)

FAMILY BATHROOM

BEDROOM TWO 11'2" (3.41m) x 10'7" (3.24m)

EN-SUITE SHOWER ROOM

STUDY 11'7" (3.53m) x 10'7" (3.21m)

BEDROOM THREE 11' (3.36m) x 9'7" (2.91m)

SHOWER ROOM

SECOND FLOOR LANDING:

BEDROOM FOUR 17'10" (5.44m) x 10'4" (3.14m)

BEDROOM FIVE 16'1" (4.91m) x 10'4" (3.14m)

GARAGE 16'6" (5.02m) x 9'6" (2.91m)

GENERAL REMARKS AND STIPULATIONS:

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

Services: Mains water, electricity and drainage are connected. Gas fired central heating.

Council Tax Band: E

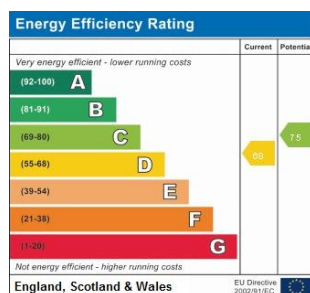
Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

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>

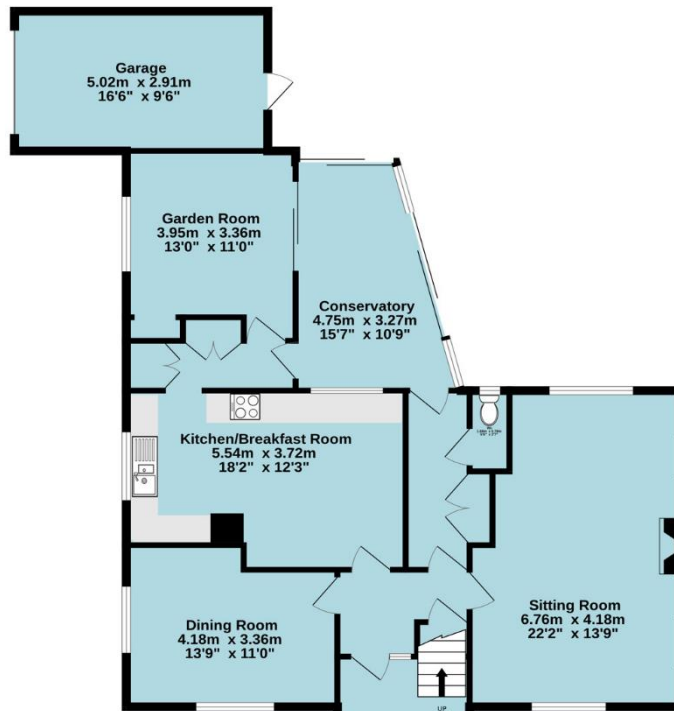
Planning: Local planning information is available on

<http://www.somersetwestandtaunton.gov.uk/asp/>

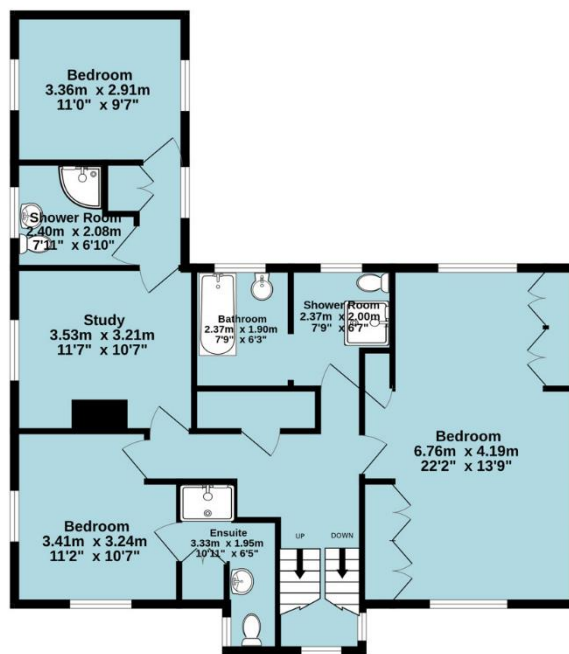


FLOORPLAN

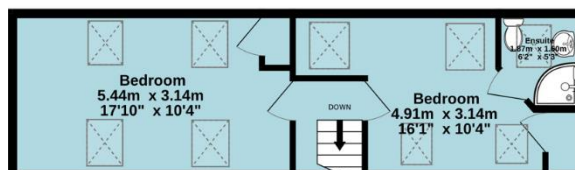
Ground Floor
117.7 sq.m. (1267 sq.ft.) approx.



1st Floor
91.6 sq.m. (986 sq.ft.) approx.



2nd Floor
34.6 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA : 243.9 sq.m. (2625 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1 CHESTNUT WAY

Alcombe, MINEHEAD, Somerset TA24 6EB

PRICE: £525,000



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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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