



Hayfield Road

Minehead, TA24 6AB

PRICE: £275,000 Freehold



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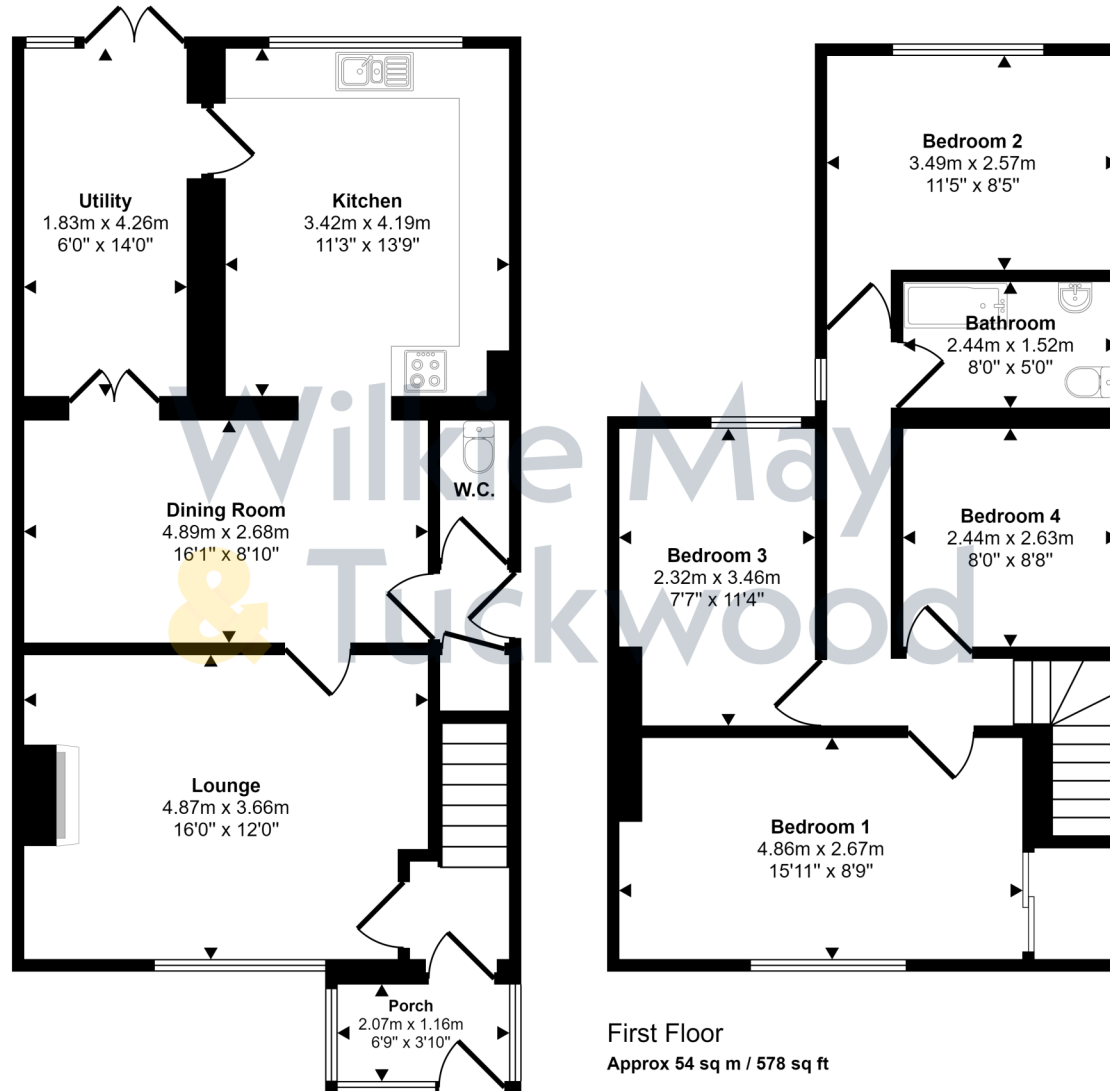


EPC

**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
120 sq m / 1294 sq ft



Ground Floor
Approx 67 sq m / 716 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

An extended, two reception room, four-bedroom end-of-terrace house situated within a popular residential area of Alcombe on the outskirts of Minehead.

The property benefits from gas fired central heating and double glazing throughout, a downstairs wc, a utility room, a modern kitchen and bathroom, off road parking, a good-sized level rear garden and pleasant views from the rear over the playing field towards North Hill.

The property is offered for sale with NO ONWARD CHAIN.

AGENTS NOTE: The owners for the time being of 25 Hayfield Road have a pedestrian right of way over the rear of this property.

- 4 bedrooms
- Modern kitchen and bathroom
- Off road parking
- Level rear garden
- Lovely views from the rear



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into PORCH with windows on three sides and door into HALL which has stairs leading to the first floor.

LIVING ROOM: window with an aspect to the front and fireplace with alcoves on either side.

DINING ROOM: with open access to the kitchen, double doors into the utility room and door to,

INNER LOBBY: with understairs storage cupboard, door to the garden and door to fitted WC.

KITCHEN: good-sized room fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, inset four ring hob with double oven below, space and plumbing for washing machine, space for fridge/freezer, wood effect flooring and Worcester Bosch combination boiler. A door leads through to the UTILITY ROOM which has double doors to the rear garden.

FIRST FLOOR LANDING: with window to the side and doors to all rooms.

BEDROOMS: one with an aspect to the front, one with an aspect to the side and two to the rear with lovely views.

BATHROOM: modern fitted suite and window to the side.

OUTSIDE: to the front there is off road parking with side access to the rear garden which is predominantly laid to lawn with a patio area, greenhouse and large WORKSHOP (19'9" (6.02m) x 8'6" (2.59m)) with power and light.



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 and gas fired central heating.

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

Property Location: [///magnitude.dilute.firms](http://magnitude.dilute.firms) **Council Tax Band:** B

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:** Very 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 September 2024. 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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