



Brook Street Mews

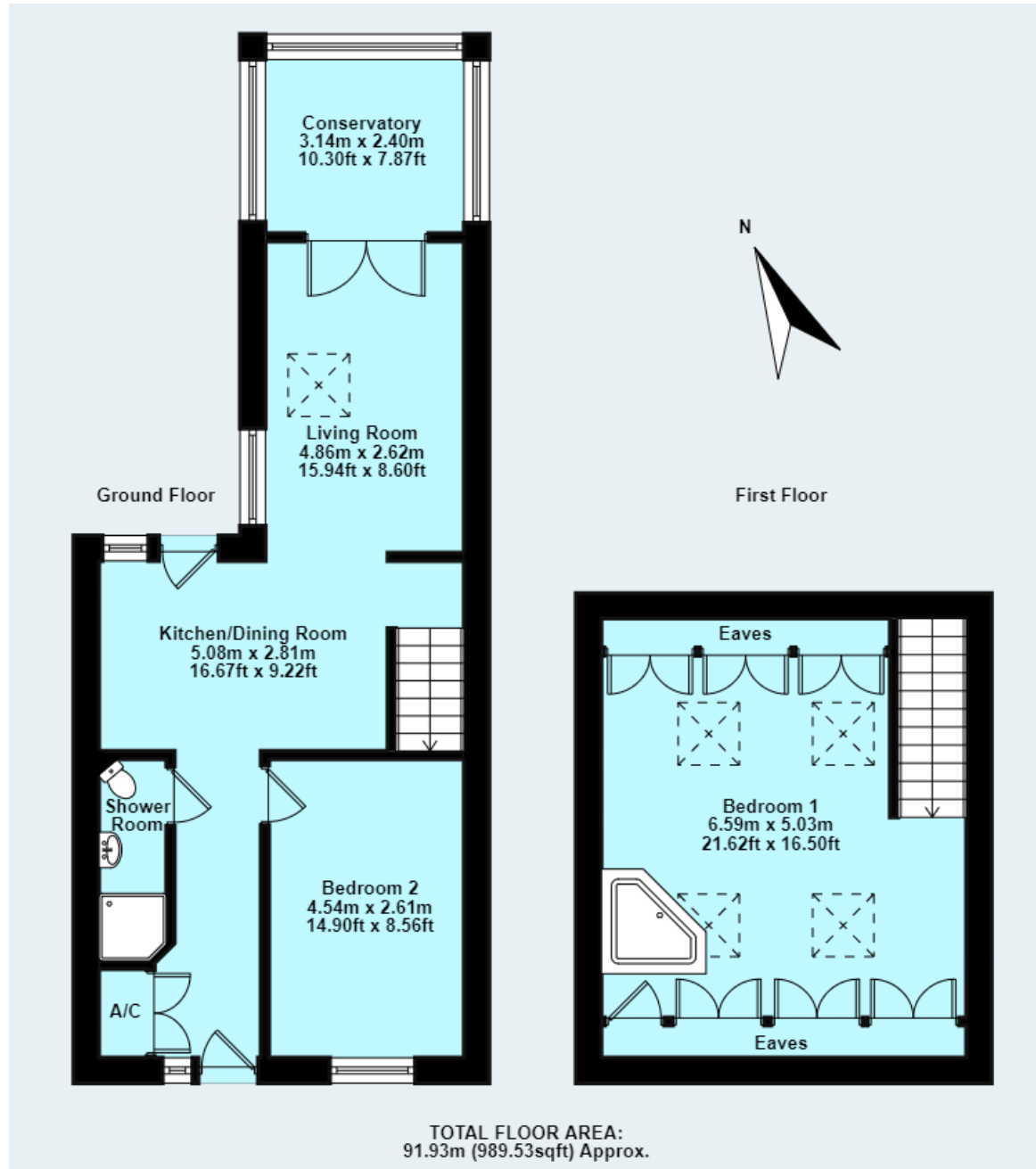
Minehead, TA24 6DH

£350,000 Freehold

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Wilkie May
& Tuckwood

Floor Plan



Description

A most unusual and beautifully presented two double bedroom mews cottage situated in a tucked away position within the Old Alcombe area on the outskirts of Minehead.

The property enjoys the modern convenience of underfloor heating provided by an air source heat pump together with solar voltaic panels to assist with water heating.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Tucked away position
- 2 double bedrooms
- Attractive courtyard garden
- Modern kitchen and shower room
- Underfloor heating and solar voltaic panels



Wilkie May & Tuckwood are delighted to be able to offer this lovely mews cottage situated in a quiet area on the outskirts of Minehead.

The accommodation comprises in brief with front door into hallway with large airing cupboard, doors to the modern fitted shower room and one of the bedrooms and access through to the kitchen/dining room. The kitchen area is fitted with a range of cream wall and base units, butler style sink and integrated double oven with gas hob and extractor hood over. There is also a door to the courtyard garden.

From the kitchen/dining room there is open access to a good-sized living room which in turn has double doors opening into a

conservatory glazed on three sides overlooking the courtyard garden.

From the kitchen/dining room stairs rise up to the large master bedroom which has four velux windows, eaves storage and a fitted whirlpool bath.

Outside to the rear of the property there is a good-sized courtyard area which has a raised decked seating area and walled boundaries.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty.

Services: Mains water, mains electricity and mains drainage.

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

Property Location: [///composes.conceals.bandwagon](http://www.composes.conceals.bandwagon) **Council Tax Band: B**

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: 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/webpages/plan/plapplookup.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 February 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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