



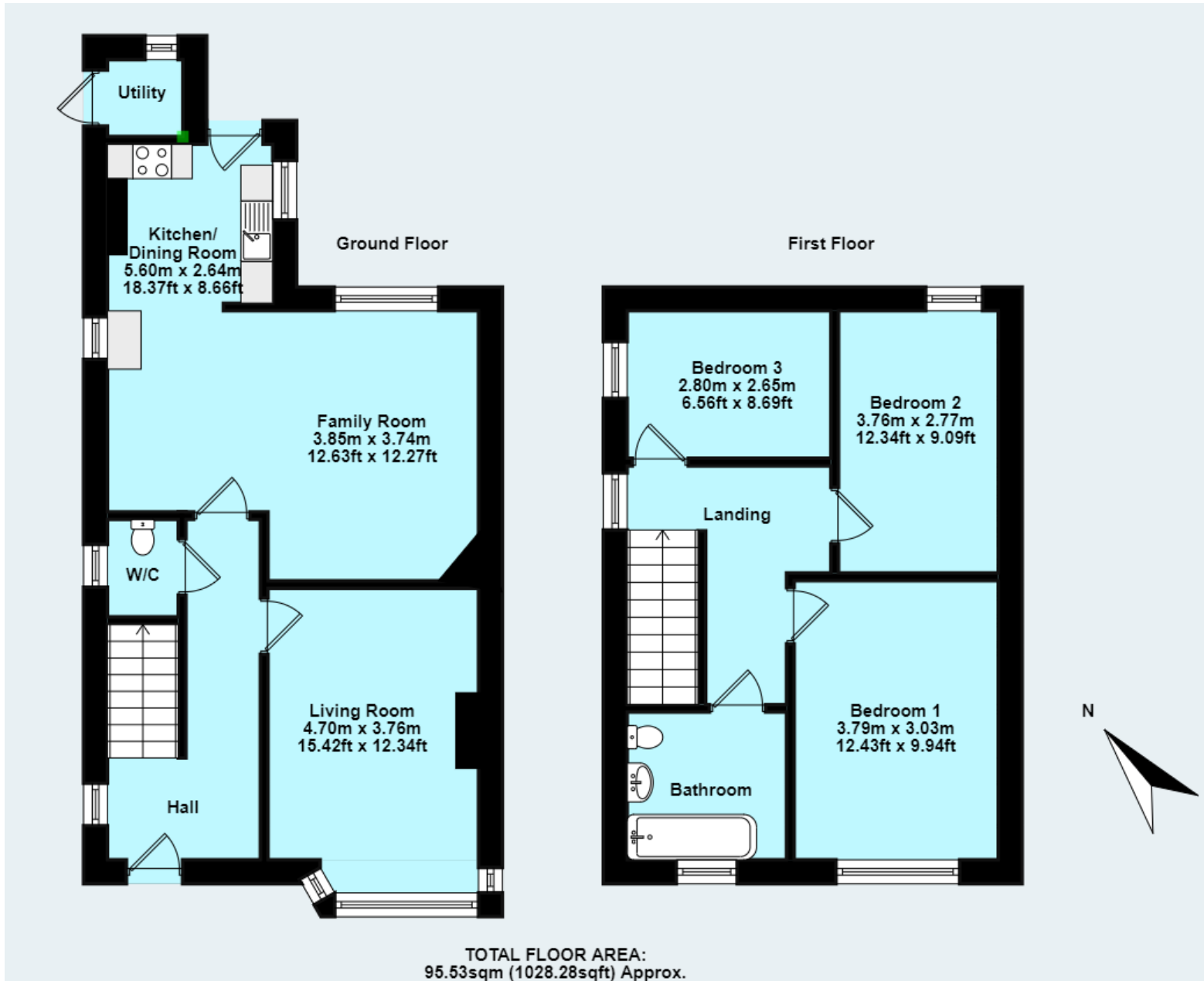
Alcombe Road

Minehead, TA24 6BA
£350,000 Freehold

			
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Wilkie May
& Tuckwood

Floor Plan



Description

A beautifully presented three-bedroom semi-detached house with off road parking and garden situated conveniently for Alcombe's shops, schools and other amenities.

Of standard construction under a tiled roof, this lovely property benefits from gas fired central heating and double glazing throughout, a very attractive family room with wood burning stove leading through to the kitchen dining room together with a separate living room.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Close to local amenities
- 3 Bedrooms
- Off road parking
- Lovely, level rear garden
- Modern kitchen and bathroom



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented three bedroom home.

The accommodation comprises in brief: entrance through front door into the hallway with stairs to the first floor and fitted cloakroom

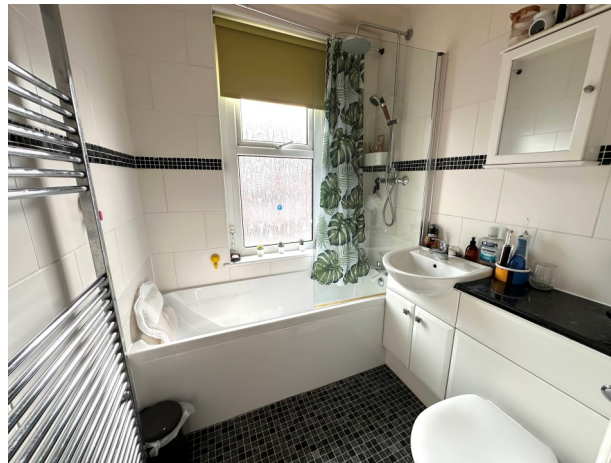
To the front of the property there is an attractive living room with feature fireplace incorporating a gas fire and retaining the original picture rails.

The family room is a lovely, cosy room with window to the rear overlooking the garden, fireplace with inset wood burning stove, wood effect flooring and picture rail. This room gives access to the kitchen dining room. The kitchen area is fitted with a modern range of wall and base units, integrated appliances to include a double oven, gas hob with extractor hood over and tall fridge freezer. The original fireplace has been converted into a shelved alcove and

there are windows on both sides and a door leading to the garden. Accessed from the garden, there is a small utility room with window to the rear.

To the first floor there is a landing area with window to the side and access to the bedrooms and bathroom. Two of the bedrooms are doubles, one with an aspect to the front and the other to the rear, both with fitted wardrobes. The third bedroom has an aspect to the side. The bathroom is fitted with a modern suite comprising bath with shower over and modern fitted unit incorporating the wash hand basin and wc.

Outside to the front there is off road parking with a side access to the rear garden. Immediately outside the kitchen there is a good sized patio area leading to an area laid to lawn and a raised decked area with summerhouse and shed.



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: [///flame.microchip.respond](http://flame.microchip.respond) **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:** High 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/>

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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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