



## **Cherfield**

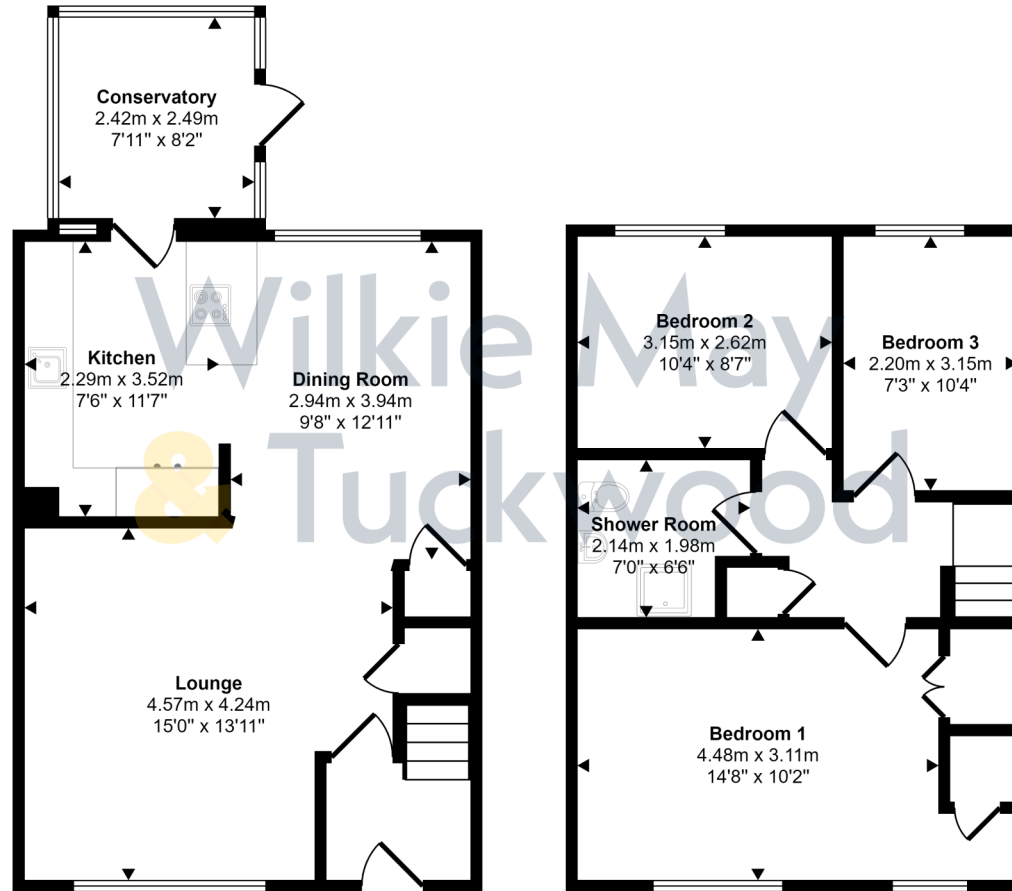
Minehead, TA24 5TD  
£325,000 Freehold



**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
94 sq m / 1013 sq ft



Ground Floor  
Approx 50 sq m / 539 sq ft

First Floor  
Approx 44 sq m / 474 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

A well-presented and updated three-bedroom semi-detached house situated within a popular residential area of Minehead.

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, a modern kitchen and bathroom, a garage with off road parking, a level rear garden and lovely surrounding views.

- Popular residential area
- 3 Bedrooms
- Garage and parking space
- Attractive level rear garden
- Lovely views



Wilkie May & Tuckwood are delighted to be able to offer this attractive three-bedroom semi-detached family home.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and door through to an open plan living, kitchen, dining room.

The living area is to the front of the property with large window overlooking the front garden. In the dining area there is a large understairs cupboard and window overlooking the rear garden. The kitchen area is fitted with a modern range of wall and base units, sink and drainer incorporated into marble effect work surface with matching upstand, integrated double oven and tall fridge freezer, breakfast bar with integrated induction hob, window to the rear and door opening into a small lean-to conservatory with access to the rear garden.

To the first floor there is a landing area with doors to the bedrooms and bathroom. The master bedroom is a large room with over stairs storage cupboard and alcove with access to a built-in wardrobe. There are also two windows to the front. The remaining bedrooms are to the rear with lovely views towards the coast. There is also a modern fitted bathroom.

OUTSIDE: to the front there is a driveway providing off road parking leading to the Garage. Between the garage and the house there is gated access to the rear garden. The front garden is open plan and laid to lawn. Immediately outside the conservatory there is a patio area with the remainder of the garden laid to lawn with flower borders and pleasant views.



#### 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:** [///seating.lesseing.wizard](#) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 55 Mbps download and 10 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 April 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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