



## Old Farm Road

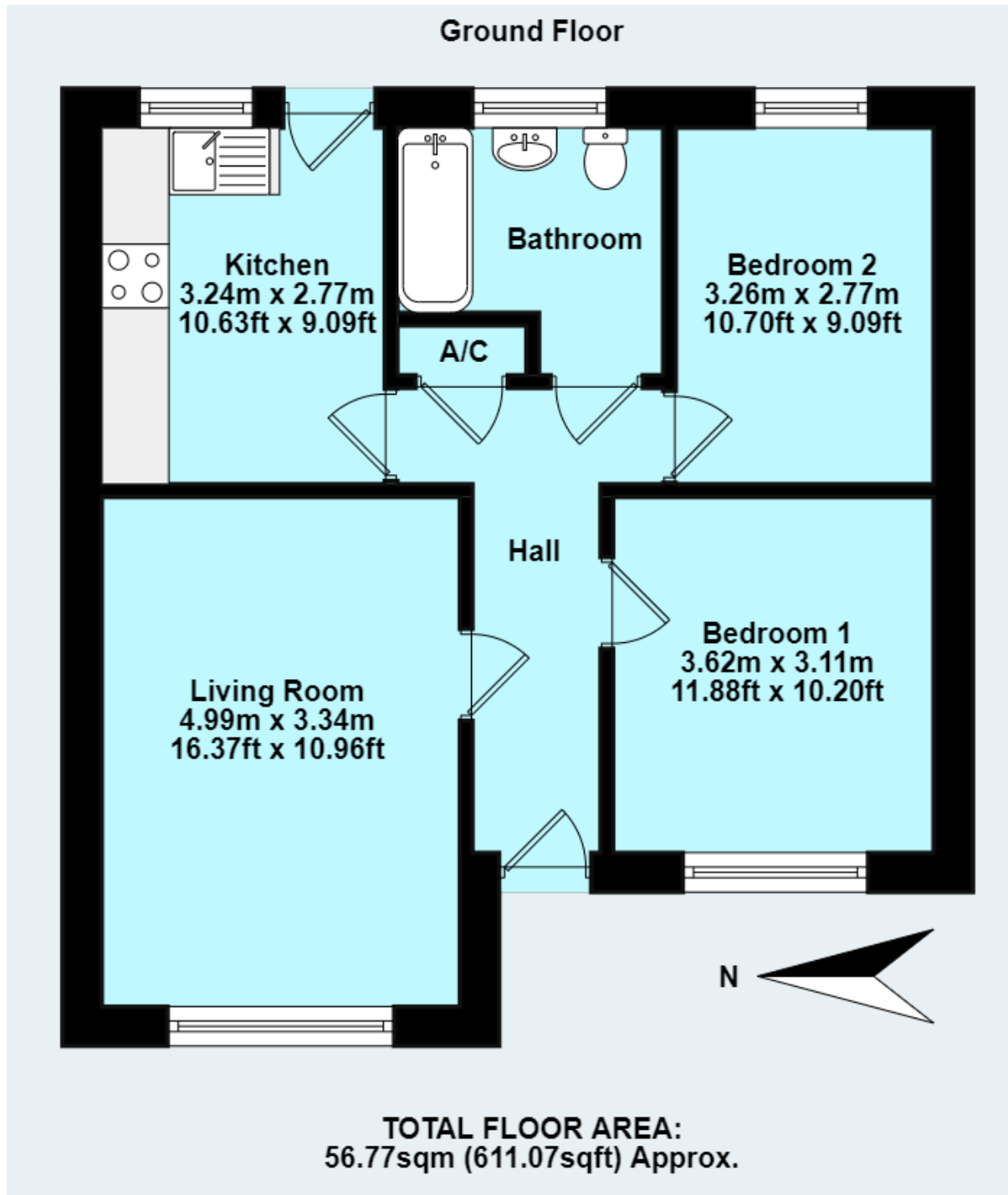
Minehead, TA24 8AS

Price: £325,000 Freehold



Wilkie May  
& Tuckwood

# Floor Plan





# Description

A well-presented two double bedroom detached Bungalow situated in a popular residential area of Minehead within easy reach of town centre amenities .

The property benefits from gas fired central heating and double glazing throughout, a garage with off road parking and a larger than average garden with lovely views towards North Hill.

- 2 Double Bedrooms
- Garage with off road parking
- Attractive garden
- Pleasant views towards North Hill
- Popular residential area



Wilkie May & Tuckwood are delighted to be able to offer this two double bedroom detached bungalow.

The accommodation comprises in brief: entrance through front door into hall with airing cupboard and doors to all rooms.

The living/dining room is a good-sized room to the front of the property with a large window overlooking the front garden.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for under counter fridge and freezer, space and plumbing for washing machine and space for slot in electric cooker with extractor hood over. There is also a window to the rear and door leading to the garden.

Bedroom 1 has an aspect to the front and bedroom 2 overlooks the rear garden. The bathroom is fitted with a suite comprising bath, wash hand basin and wc. There is also an obscured window to the rear.

Outside, to the front there is an area of garden laid to lawn with inset shrubs and path leading to the front door. Alongside the front garden there is a driveway providing off road parking leading to the garage. The rear garden is a particular feature of this property and is larger than the average gardens with a patio area immediately outside the kitchen and the remainder laid to lawn with fenced and hedged boundaries. There is also a rear access gate. From the garden there are lovely views towards North Hill.



#### 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:** [///winemaker.readings.invoices](#) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 76 Mbps download and 19 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** Medium 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

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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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