



## Trinity Way

Minehead, TA24 6GE

Price £225,000 Freehold



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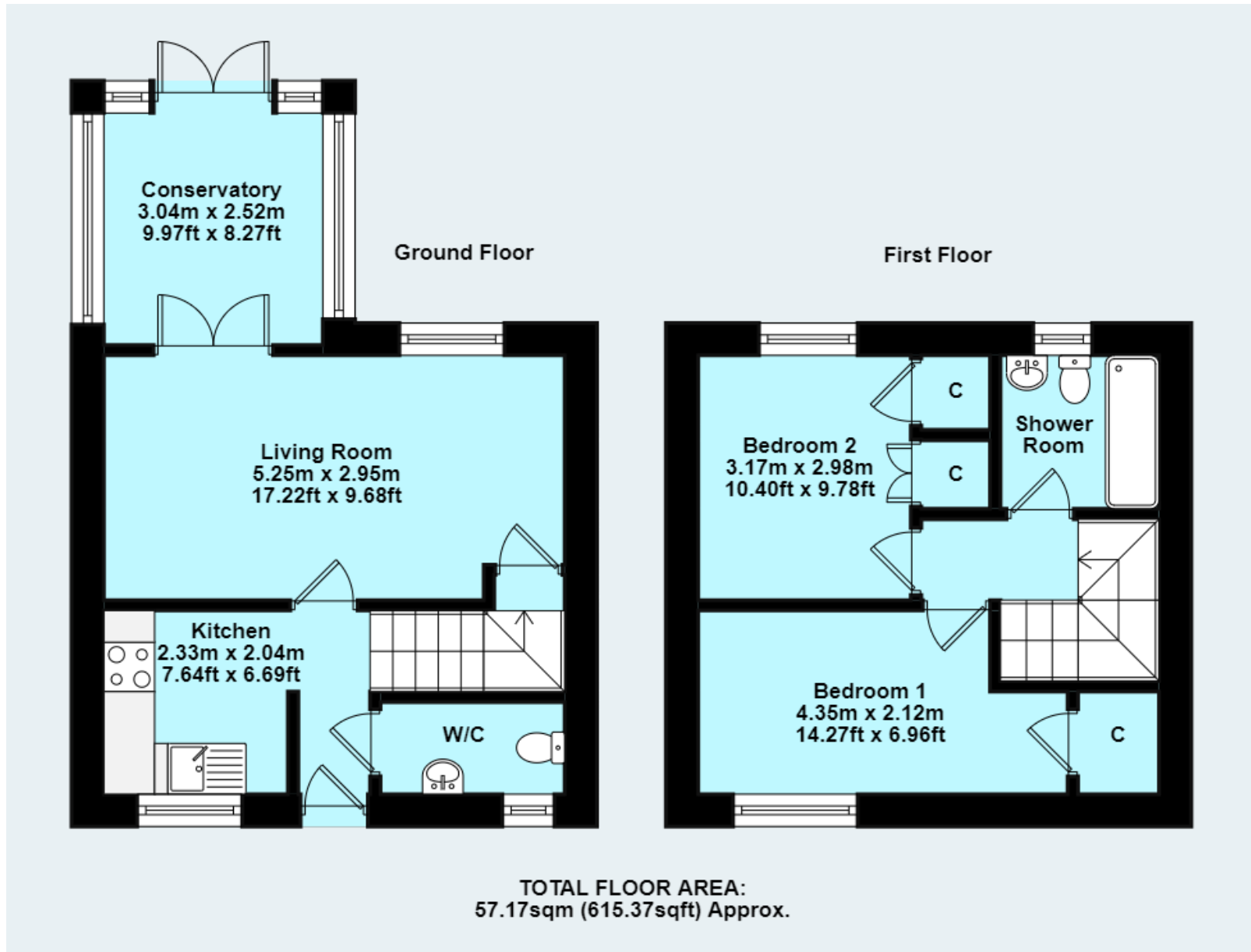
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EPC

**Wilkie May  
& Tuckwood**

# Floor Plan





# Description

A modern, two-bedroom mid-terrace house situated within a popular development within easy walking distance of Minehead sea front, supermarkets and the town centre amenities.

Of cavity wall construction under a pitched roof, this property benefits from gas fired central heating and double glazing throughout, a conservatory, cloakroom, low maintenance courtyard garden, a garage located close by with off road parking space in front and lovely sea views from the first floor.

The property is in need of general modernisation and is offered for sale with NO ONWARD CHAIN.

- Close to Minehead sea front
- Conservatory and cloakroom
- Garage and parking space
- Low maintenance garden
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this two-bedroom mid-terrace house situated within easy reach of Minehead sea front.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, doors to the fitted cloakroom and living room and open access to the kitchen.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine and space for fridge freezer.

The living room is a good-sized room with understairs storage cupboard, window to the rear and double doors into the conservatory which is glazed on three sides with double doors opening to the garden.

To the first floor there is a landing area with doors to the bedrooms and shower room. Bedroom 1 is a good-sized room to the front of the property with built-in cupboard and lovely

sea views. Bedroom 2 has an aspect to the rear and two storage cupboards. There is also a fitted shower room.

Outside to the front there is a small area of garden with pathway leading to the front door. To the rear there is a low-maintenance courtyard garden with gate leading through to the garage and parking area.





#### 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:** [///skyrockets.brands.musician](https://www.skyrockets.brands.musician) **Council Tax Band:** B

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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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