



Ponsford Road

Minehead, TA24 5DY

OIEO: £325,000 Freehold



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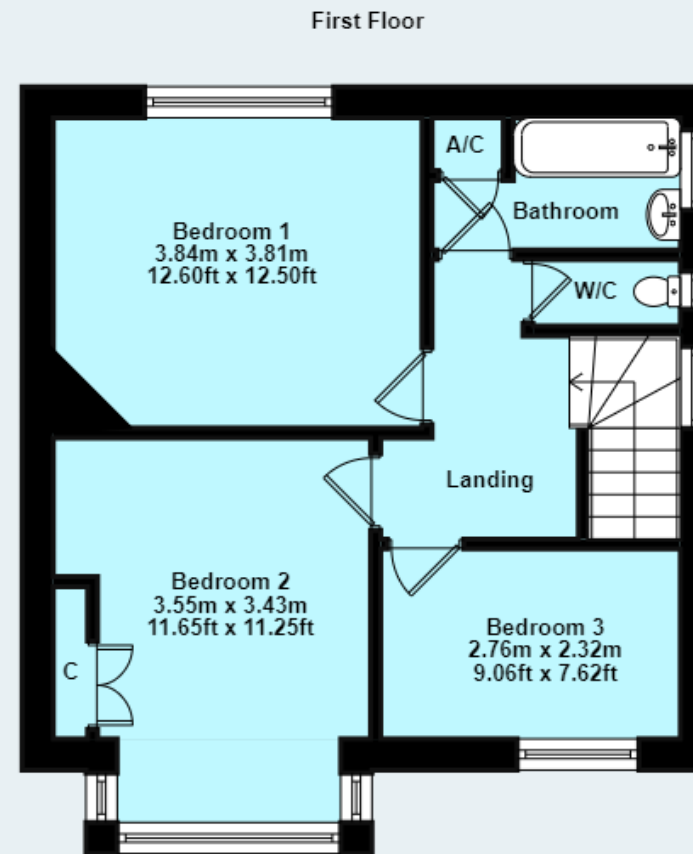
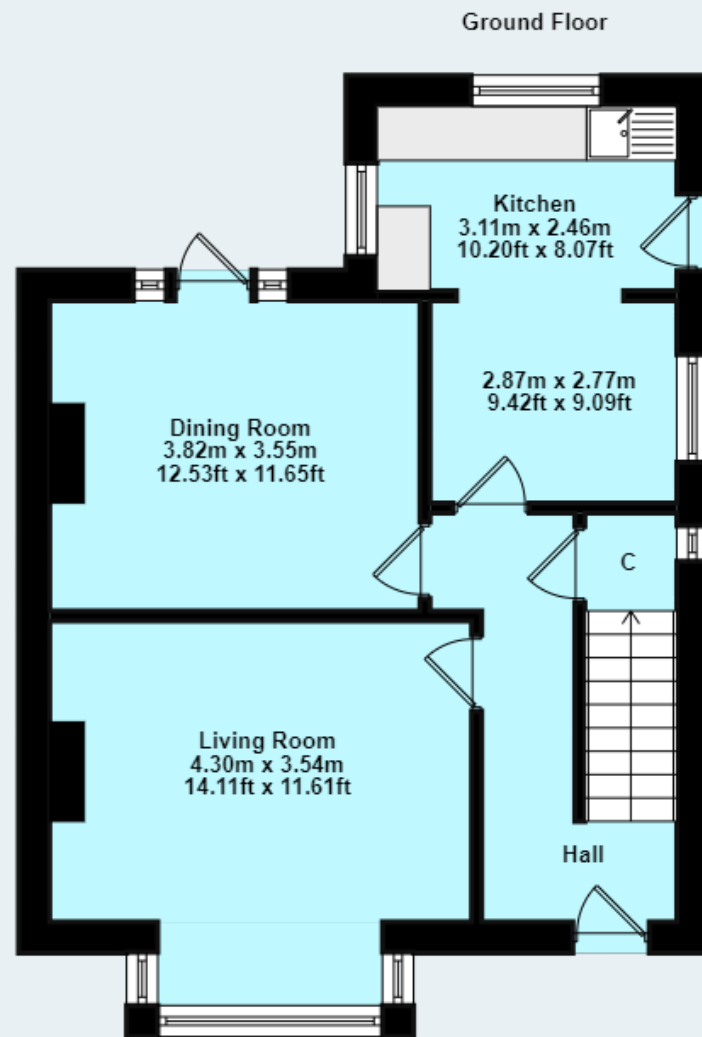
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EPC

**Wilkie May
& Tuckwood**

Floor Plan



TOTAL FLOOR AREA:
99.92sqm (1075.53sqft) Approx.

Description

A spacious two reception room, three-bedroom semi-detached house situated conveniently for the shops, schools and other amenities available in Alcombe and yet within easy reach of Minehead town centre and the sea front.

The property benefits from gas fired central heating and double glazing throughout, a detached garage with off road parking for several vehicles, a good-sized rear garden and is offered for sale with NO ONWARD CHAIN.

- Easy reach of local amenities
- 3 bedrooms
- Garage and off road parking
- Good-sized level rear garden
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this substantial family home located conveniently for local amenities.

The accommodation comprises in brief: entrance through front door into hall with stairs to the first floor, understairs cupboard with window to the side and doors into the ground floor accommodation. The living room is a good-sized room to the front of the property with box bay window and feature fireplace. The dining room is to the rear with door leading to the garden with windows on either side and feature fireplace. The kitchen is also to the rear of the property with breakfast room immediately accessed from the hall with window to the side. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface, windows to the rear and side and door to the garden.

To the first floor there is a landing area with window to the side. The largest bedroom has an aspect to the rear with far-reaching views. The remaining bedrooms are to the front with the largest having a box bay window and built in cupboard. There is also a bathroom with airing cupboard and separate WC both with windows to the side.

Outside to the front of the property there is an area of garden laid with gravel for ease of maintenance. There is also a driveway providing off road parking for several vehicles leading to the detached garage. The rear garden is level and of a good size, predominantly laid to lawn with a shed. There is also a patio area immediately outside the dining room with steps leading down to the garden.



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: [///roving.salary.ready](http://roving.salary.ready) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is likely 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:** 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

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 July 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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