

Ellicombe Close

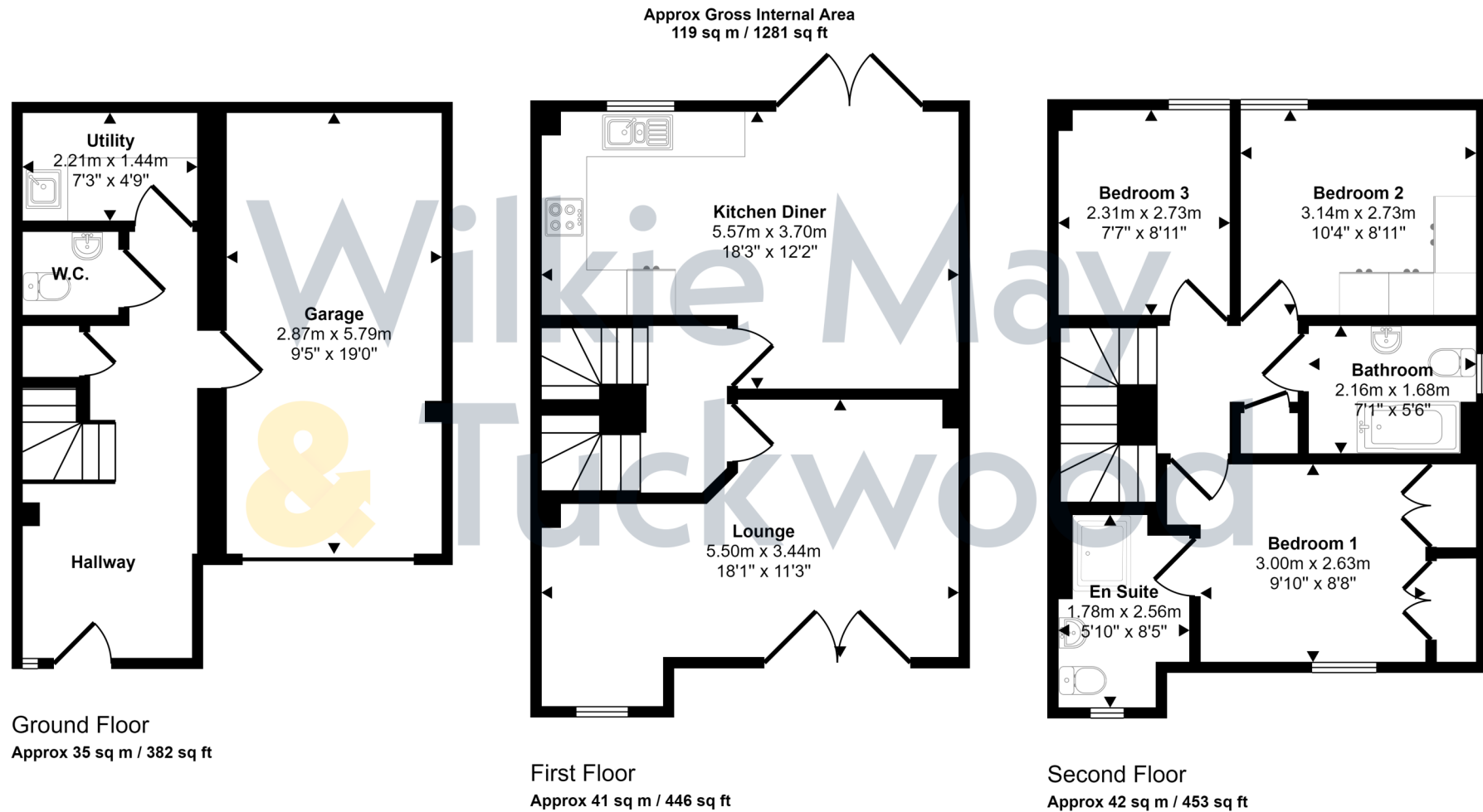
Minehead, TA24 6DQ

Price £350,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



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 beautifully presented three storey, three-bedroom semi-detached modern house situated on the outskirts of Minehead within easy reach of Alcombe's schools and other amenities.

The property benefits from gas fired central heating and high performance glazing throughout, a cloakroom, utility room, an en-suite to the master bedroom, an integrated garage with off road parking, an attractive garden to the rear and lovely views towards the coast from the front and North Hill to the side. There is also three years cover remaining on the NHBC Guarantee.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Modern development
- 3 bedrooms one with en-suite
- Garage with off road parking
- Attractive rear garden
- Lovely, far reaching views



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented house on the outskirts of Minehead.

The accommodation comprises in brief: entrance through front door into a large hallway with stairs to the first floor with understairs cupboard, personal door into the garage and doors to the cloakroom and utility room.

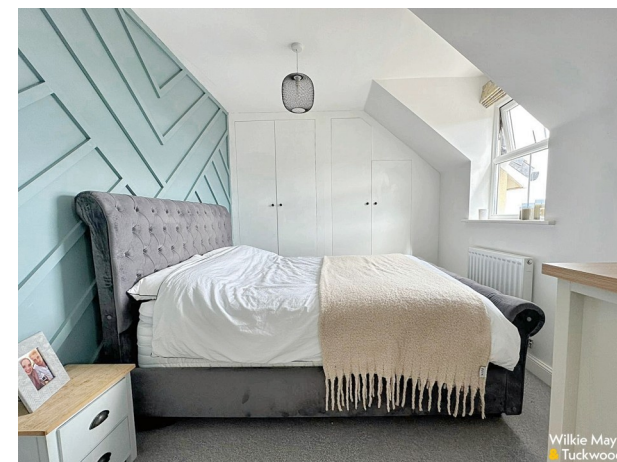
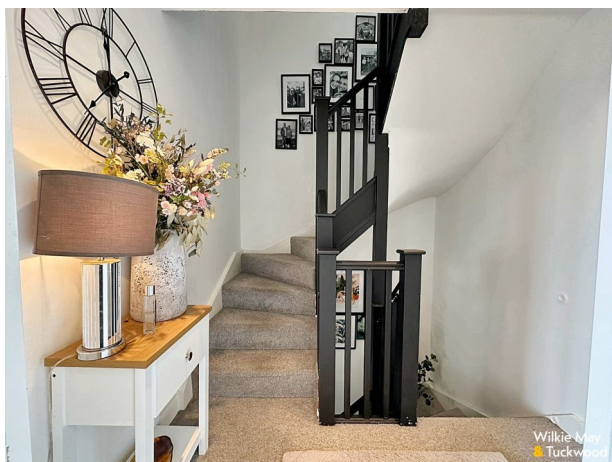
To the first floor there is a landing area with stairs to the second floor and doors to the lounge and kitchen diner. The lounge is a very attractive room with window to the front and French doors opening to a Juliet balcony affording far reaching views to the coast and around to North Hill. The kitchen diner is to the rear with window in the kitchen area and French doors in the dining area opening out to the garden. The kitchen area is fitted with a range of modern wall and base units and integrated appliances to include a gas hob with electric oven and extractor hood over and dishwasher. There is also space for a tall fridge freezer.



The bedrooms and bathroom are on the second floor of the property. The master bedroom has an aspect to the front with far reaching views towards the coast, fitted wardrobes and an en-suite shower room. The other two bedrooms overlook the rear garden. The bathroom is fitted with a modern three-piece suite.

Outside, to the front there is a driveway providing for off road parking leading to the integrated garage. To the side of the property there is gated access with steps rising to the rear garden. These steps are shared with the owner of the adjacent property to gain access to their garden. The rear garden has been beautifully landscaped with terraced levels laid with astro turf.

AGENT NOTE: There is a management company which has been set up to cover maintenance of the common areas with a current fee of £110.00 per annum.



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: [///terminology.connector.delivers](http://terminology.connector.delivers) **Council Tax Band:** C

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:** 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 August 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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