



## Marshfield Road

Minehead, TA24 6AJ

Price £245,000 Freehold



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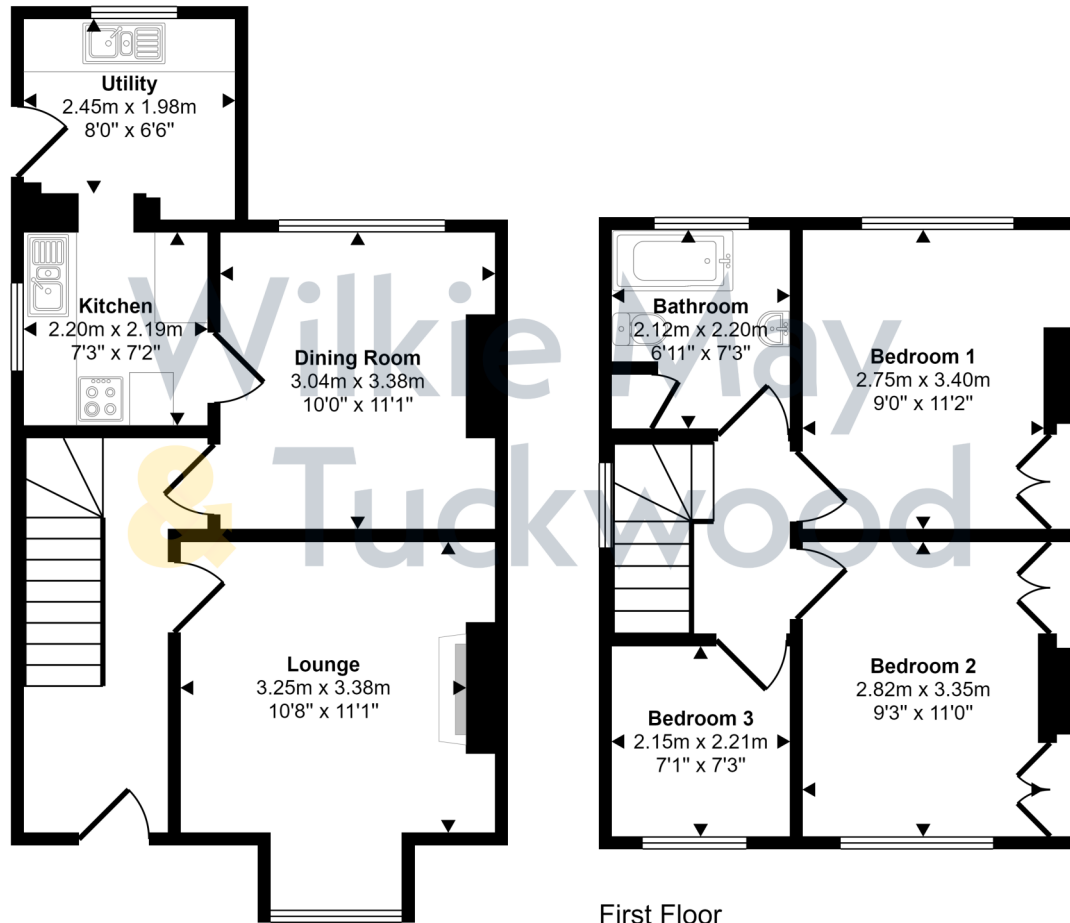
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EPC

Wilkie May  
& Tuckwood

# Floor Plan

Approx Gross Internal Area  
81 sq m / 875 sq ft



Ground Floor  
Approx 44 sq m / 473 sq ft

First Floor  
Approx 37 sq m / 402 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 two reception room, three-bedroom semi-detached house situated within easy reach of Alcombe's shops, schools and other amenities, offered for sale with NO ONWARD CHAIN.

The property benefits from electric fired central heating and double glazing throughout, off road parking to the front and a level garden to the rear.

- Close to local amenities
- 3 bedrooms
- Off road parking
- Level rear garden
- NO ONWARD CHAIN



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

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and doors to the lounge and dining room. The lounge is a good-sized room to the front of the property with fireplace incorporating a gas fire. The dining room has an aspect to the rear with views over the garden and a door into the kitchen which is fitted with a range of wall and base units, space for a slot in cooker and window to the side. From the kitchen, a step leads down to a utility room which is fitted with a sink and drainer, base units and has space and plumbing for a washing machine. There is also a window to the rear and a door to the garden.

To the first floor there is a landing area with window to the side and doors to the bedrooms and bathroom. Bedrooms 1 and 2 are double rooms, one with an aspect to the rear overlooking the garden with views of the hills in the distance and one with an aspect to the front with views towards North Hill. The third bedroom also has an aspect to the front. The bathroom is fitted with a three piece suite. There is also a window to the rear and an airing cupboard.

Outside to the front there is off road parking space with the remainder of the front garden laid with gravel for ease of maintenance. To the side of the property there is gated access to the rear garden which is level and predominantly laid to lawn with a shed, hedged and fenced boundaries.



### 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 and mains drainage.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** [///detail.enabling.parkland](http://detail.enabling.parkland) **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 October 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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