

Hayfield Road

Minehead, TA24 6AD

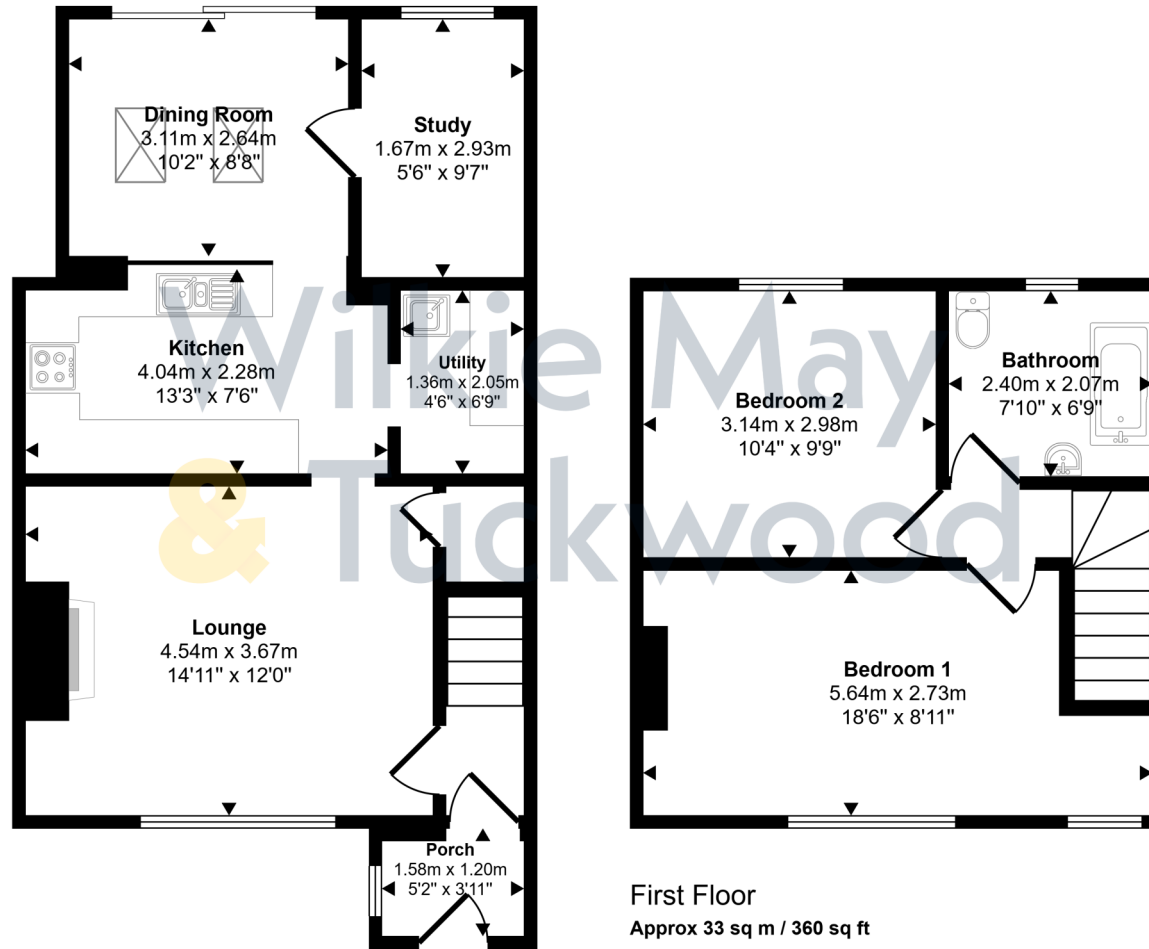
Price £259,950 Freehold

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Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
83 sq m / 893 sq ft



Ground Floor
Approx 50 sq m / 533 sq ft

First Floor
Approx 33 sq m / 360 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 beautifully presented, extended and fully updated two-bedroom mid-terrace house situated within easy reach of the schools, shops and other amenities available in Alcombe.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a modern kitchen with utility and dining area, a separate study, solid oak flooring throughout with the exception of the bedrooms, a modern bathroom, off road parking and a good-sized rear garden with a detached garage/workshop.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Easy reach of local amenities
- Modern kitchen and bathroom
- Utility and study
- Off road parking
- Good-sized rear garden



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented home.

The accommodation comprises in brief: entrance through front door into porch with window to the side and door through to a small hallway with stairs to the first floor and door into the lounge. The lounge is a very attractive room to the front of the house with solid oak flooring, feature fireplace with shelving/cupboard units on either side and understairs storage space. There is open access through to the kitchen which has been fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for slot in cooker with extractor hood over, space and plumbing for dishwasher and washing machine and space for undercounter fridge. To the side of the kitchen there is a utility room. Leading from the kitchen and forming the extended part of the property there is a lovely, light dining room with two velux windows and sliding doors out to the garden.

From the dining room a door leads through to the study which has a window overlooking the garden.

To the first floor there is a landing area with doors to the two bedrooms and bathroom. The master bedroom is of a good size with two windows to the front. The second bedroom has an aspect to the rear with views over the garden. The bathroom is fitted with a modern suite.

Outside to the front there is off road parking for two vehicles. Immediately outside the dining room there is a small decked area with steps leading down to the garden which has a patio area at the bottom of the steps leading on to the remainder of the garden which is quite large and predominantly laid to lawn with fruit and flowering trees, shrubs, an allotment area, rear gate into the park, a large garage/workshop with electricity connected, a summerhouse and greenhouse.



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: ~~///ignore.third.smuggled~~ **Council Tax Band:** B

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:** 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

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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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