



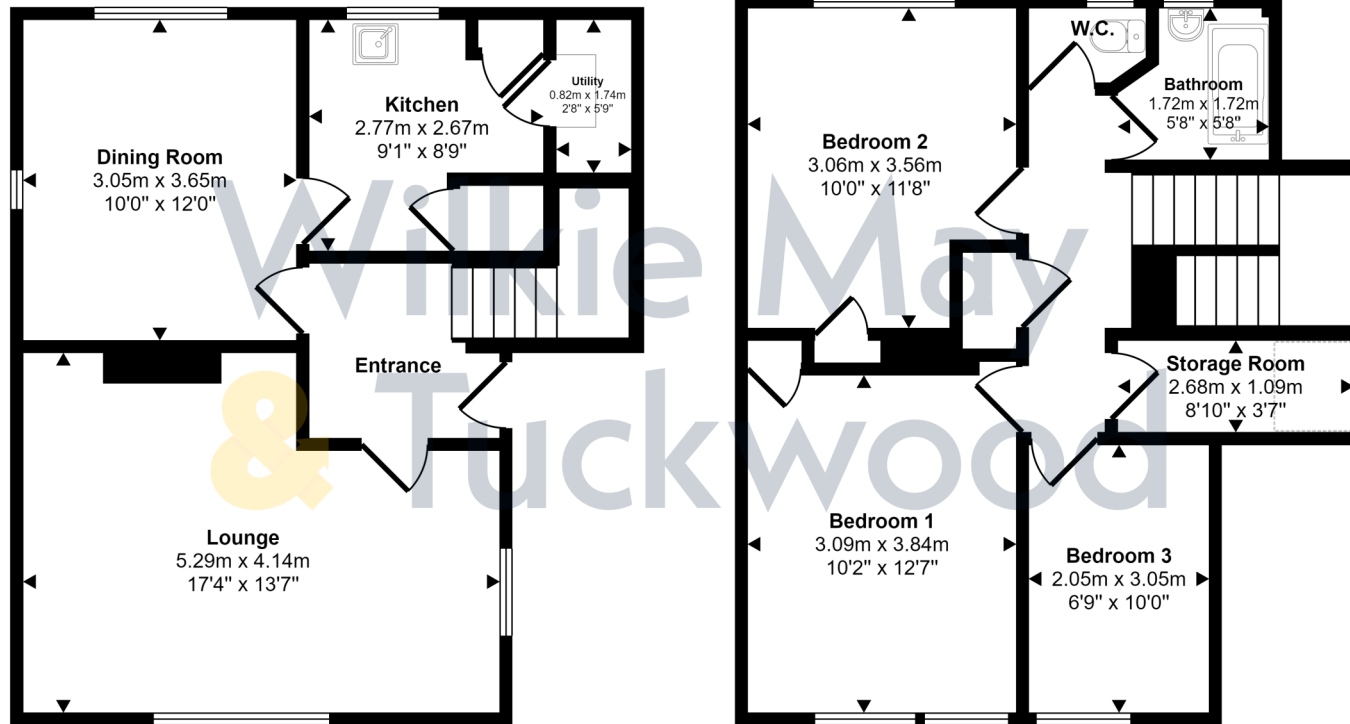
**Quarry Close, Alcombe,**  
Minehead, TA24 6EE  
Price £220,000 Freehold

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<b>3</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May  
& Tuckwood**


# Floor Plan

Approx Gross Internal Area  
96 sq m / 1035 sq ft



Ground Floor  
Approx 48 sq m / 514 sq ft

First Floor  
Approx 48 sq m / 521 sq ft

 Denotes head height below 1.5m

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 end-of-terrace house situated within a popular residential area on the outskirts of Minehead and offered for sale with NO ONWARD CHAIN.

Although in need of general updating, the property does benefit from gas fired central heating and double glazing throughout, gardens to the front and rear and pleasant views from the front.

- Quiet residential area
- 3 bedrooms
- 2 reception rooms
- Gardens to the front and rear
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this three-bedroom end-of-terrace house in need of modernisation.

The accommodation comprises in brief: entrance to the side 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 double aspect room with pleasant views from the front towards the green in the centre of the close-by cul-de-sac. The dining room is another double aspect room with views from the rear over the garden and a door through to the kitchen. The kitchen also has a view over the garden, two built-in cupboards and a door to a small utility room.

To the first floor there is a good-sized landing area with two storage cupboards and doors to the bedrooms, bathroom and separate wc. Bedroom one has two windows to the front providing a pleasant outlook with bedroom three alongside. Bedroom two

overlooks the garden. Both bedrooms one and three have built-in cupboard space. The bathroom is fitted with a suite comprising bath and wash hand basin and there is a separate wc alongside, both with windows to the rear.

Outside to the front, steps rise up from Quarry Close with stone walls on either side and a pathway leading to the front door. The remainder of the front garden is laid to lawn. There is access to the rear of the property to the side of the house. The rear garden is a good size, level, and laid to lawn with a shed and gardener's wc. At the bottom of the garden steps rise up to gated access to a lane running to the rear of the properties.



### 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:** [///united.prouder.astounded](http://united.prouder.astounded) **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:** 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

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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.



**Tel: 01643 704400**

6 Wellington Square, Minehead, Somerset, TA24 5NH

