



## Woodcombe

Minehead, TA24 8SB  
£450,000 Freehold

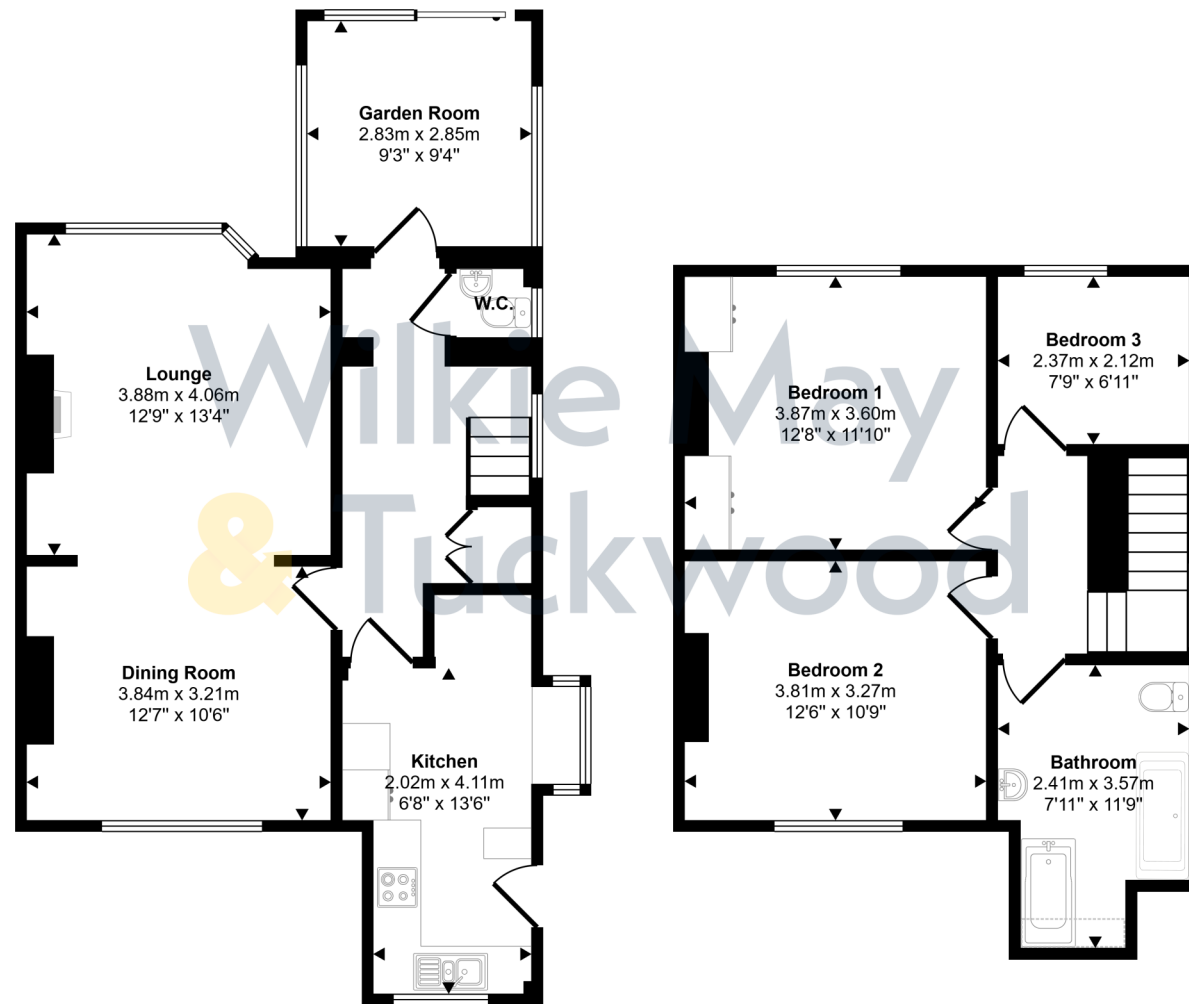


**Wilkie May**  
& **Tuckwood**



# Floor Plan

Approx Gross Internal Area  
107 sq m / 1150 sq ft



**Ground Floor**  
Approx 60 sq m / 643 sq ft

**First Floor**  
Approx 47 sq m / 508 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

An attractive three-bedroom semi-detached house situated within the sought after Woodcombe area on the outskirts of Minehead.

The property benefits from gas fired central heating and double glazing throughout, a cloakroom, a modern kitchen and bathroom, a garage with off road parking, lovely views of the surrounding countryside and its position close to lovely walks over North Hill and through the Woodcombe woods.

**Internal viewing is highly recommended to appreciate the accommodation offered.**

- Sought after area of Minehead
- 3 Bedrooms
- Garage and off road parking
- Modern Kitchen and Bathroom
- Attractive garden and lovely views



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through door to the side of the property into the kitchen which is a good-sized double aspect room with bay window to the side and window to the front. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into granite work surface with tiled surrounds, integrated induction hob with electric cooker and extractor hood over, space and plumbing for washing machine, integrated dishwasher and space for tall fridge freezer.

A door leads to the entrance hall with stairs to the first floor, understairs cupboard, window to the side, door to a fitted cloakroom, door to a garden room and door to the living dining room. This is a large, double aspect room with windows to the front and rear, stripped floorboards and fireplace with inset multi fuel burner. The garden room has windows on either side and sliding patio doors to the garden.

To the first floor there is landing area with window to the side, access to loft space and doors to the bedrooms and bathroom. One of the bedrooms has an aspect to the front and two to the rear, all with lovely views. The bathroom is fitted with a modern four piece suite, including walk-in shower and jacuzzi bath.

Outside, the property is approached over a concrete driveway providing for off road parking leading to the detached garage which is of timber construction with an up and over door, pedestrian door to the rear and electric supply. The remainder of the large front garden is laid to lawn with a variety of shrubs. The rear garden is also predominantly laid to lawn with a shed and summer house.





### 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:** [///jaws.chariots.pebbles](http://jaws.chariots.pebbles) **Council Tax Band:** D

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