



## Ellicombe Meadow

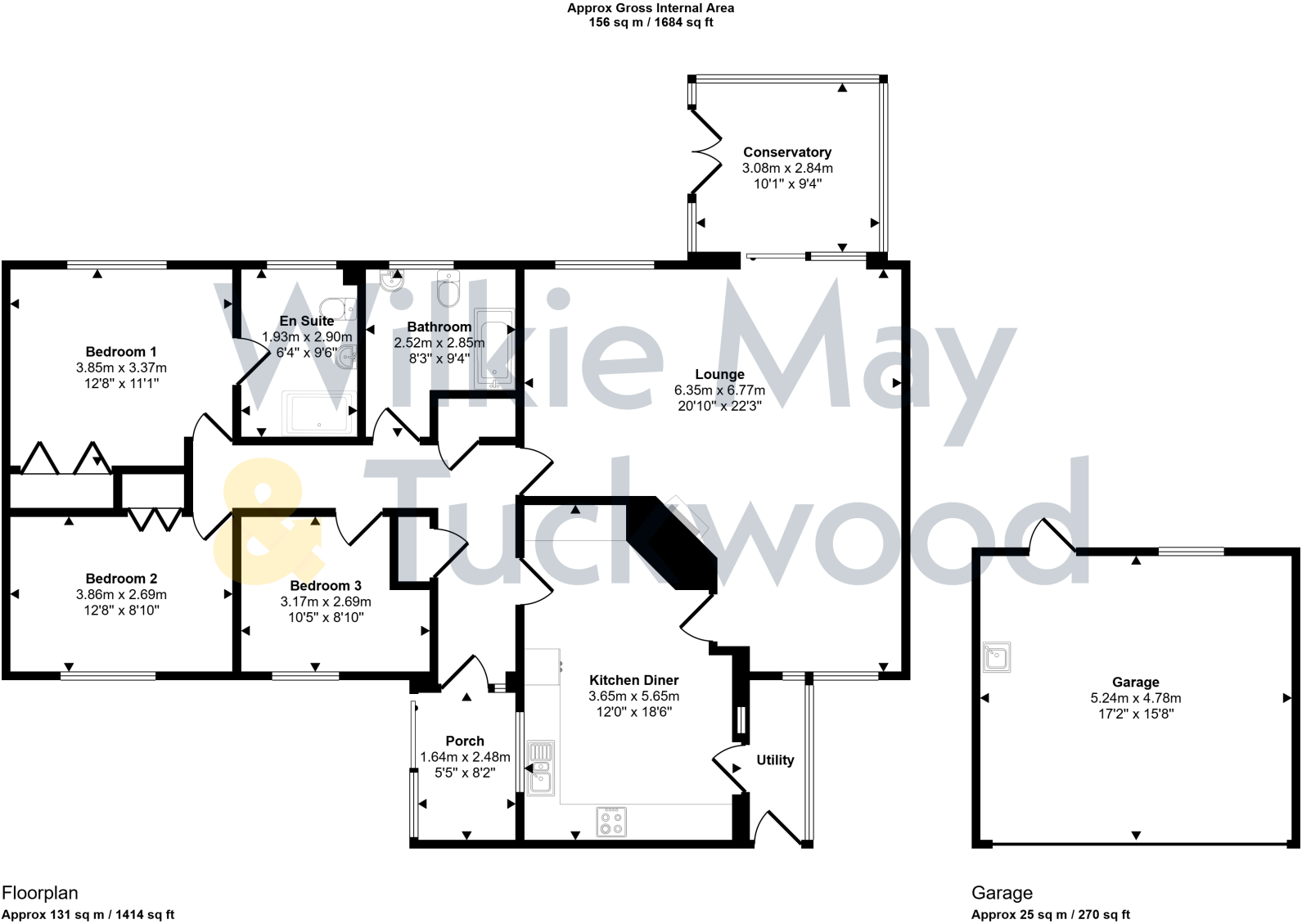
Minehead, TA24 6LH

Price £475,000 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 spacious three-bedroom detached bungalow situated within a popular development on the outskirts of Minehead and yet within easy reach of the shops, schools and other amenities available in Alcombe.

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, a conservatory, en-suite to the master bedroom, a double garage with off road parking and attractive gardens.

**The property is offered for sale with NO ONWARD CHAIN.**

- Spacious accommodation
- 3 bedrooms one with en-suite
- Double garage with parking
- Attractive gardens
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this spacious detached bungalow.

The accommodation comprises in brief: entrance through sliding door into porch with door into the hallway which has two storage cupboards and doors to all principal rooms. The lounge is a large L-shaped room with windows to the front and rear, feature fireplace, door into the kitchen and sliding doors into the conservatory. The conservatory is glazed on three sides with double doors opening to the garden.

The kitchen is a good-sized room fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated double oven, integrated gas hob with extractor hood over, space and plumbing for dishwasher and washing machine and space for fridge freezer. There is also a window to the side and door into a utility space which also has a door to the garden and is glazed on one side.



The master bedroom is fitted with a range of wardrobes, has a window to the rear overlooking the garden and door through to a fitted en-suite shower room. Bedroom two has an aspect to the front with fitted wardrobe and bedroom three also has an aspect to the front. The bathroom is fitted with a suite comprising bath, low level wc and wash hand basin.

Outside to the front the property is approached over a driveway providing off road parking leading to the double garage which has an electric door, window and personal door to the rear. The gardens are very attractively laid out with a patio area immediately behind the garage, an area laid with gravel with a raised fish pond behind the conservatory and the remainder laid to lawn with shrub and heather borders.



### 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:** [///cutter.riches.essay](http://cutter.riches.essay)

**Council Tax Band:** E

**Broadband and mobile coverage:** We understand that there is limited mobile coverage. The maximum available broadband speeds are 1800 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 February 2025. . 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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