



Harepark Terrace

Minehead, TA24 6DL

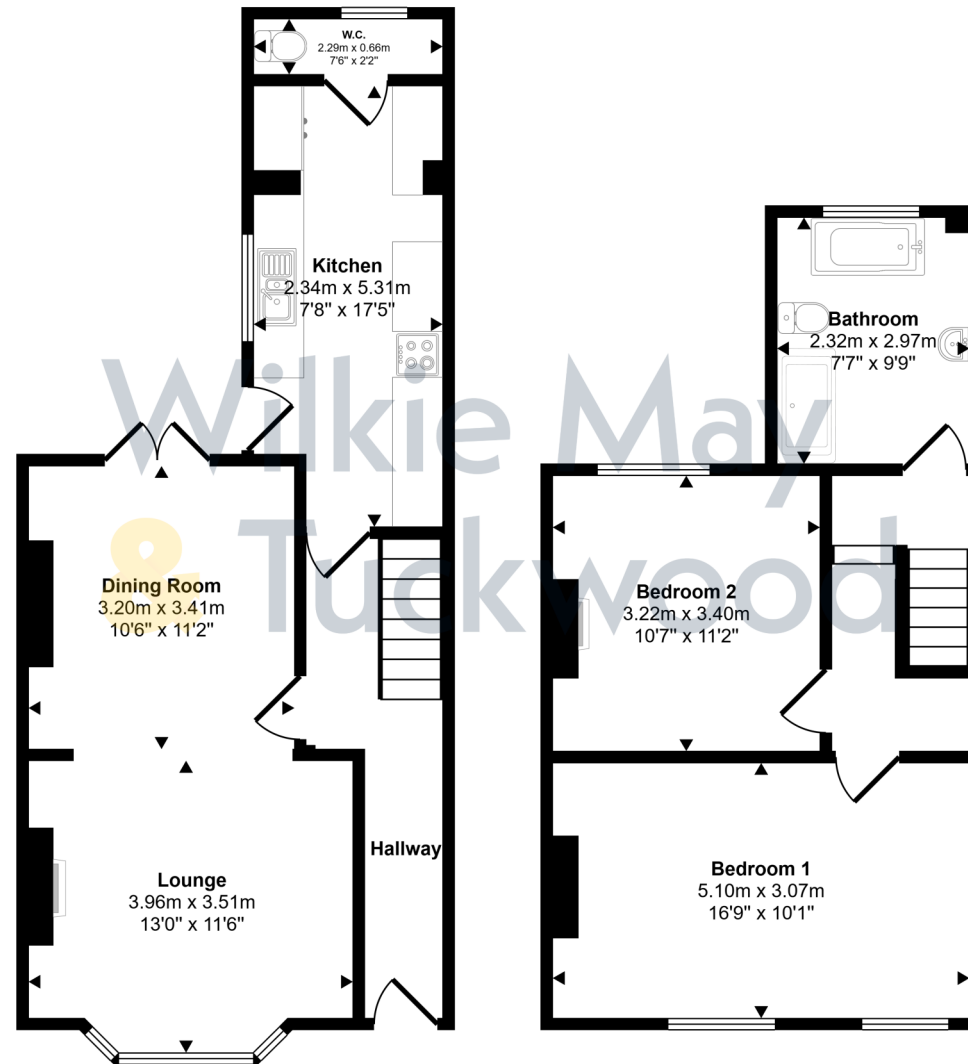
Price £260,000 Leasehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
87 sq m / 940 sq ft



Ground Floor
Approx 47 sq m / 502 sq ft

First Floor
Approx 41 sq m / 438 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 two double bedroom (formerly three-bedroom) mid-terrace house situated conveniently for the shops, schools and other amenities available in Alcombe.

Of brick construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, a modern kitchen and bathroom, a cloakroom, low maintenance gardens and a garage with off road parking.

The property is offered for sale with NO ONWARD CHAIN.

- Beautifully presented throughout
- 2 bedrooms (formerly 3)
- Garage with off road parking
- Low maintenance gardens
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this very attractive mid-terrace home.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and doors to the dining room and kitchen.

From the dining room there is open access to the lounge which has a large bay window to the front and feature fireplace with inset wood burning stove. The dining room is to the rear of the property with French doors opening out to the garden.

The kitchen is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for electric cooker and space for tall fridge freezer. There is also a larder cupboard and a door through to the cloakroom which has a window to the rear.



To the first floor there is a landing area with doors to the bedrooms and bathroom. The master bedroom is a large room to the front of the property with two windows to the front. The second bedroom has a window to the rear and retains the original fireplace. The bathroom is fitted with a modern four piece suite comprising shower cubicle, free standing bath, low level wc and wash hand basin set into a vanity unit. There is also an obscured window to the rear.

Outside, to the front there is a good-sized garden laid with gravel for ease of maintenance. A path runs alongside with steps rising up to the front door. To the rear there is a further low maintenance garden with steps rising up to a gate leading to a rear access lane with the garage and off road parking space.

AGENTS NOTE: The property is leasehold and is held under the terms of a 999 year lease granted in 1924 subject to the payment of a yearly ground rent of £2.10.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale leasehold 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: [///promoting.unwound.outbursts](#) **Council Tax Band:** B

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

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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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