

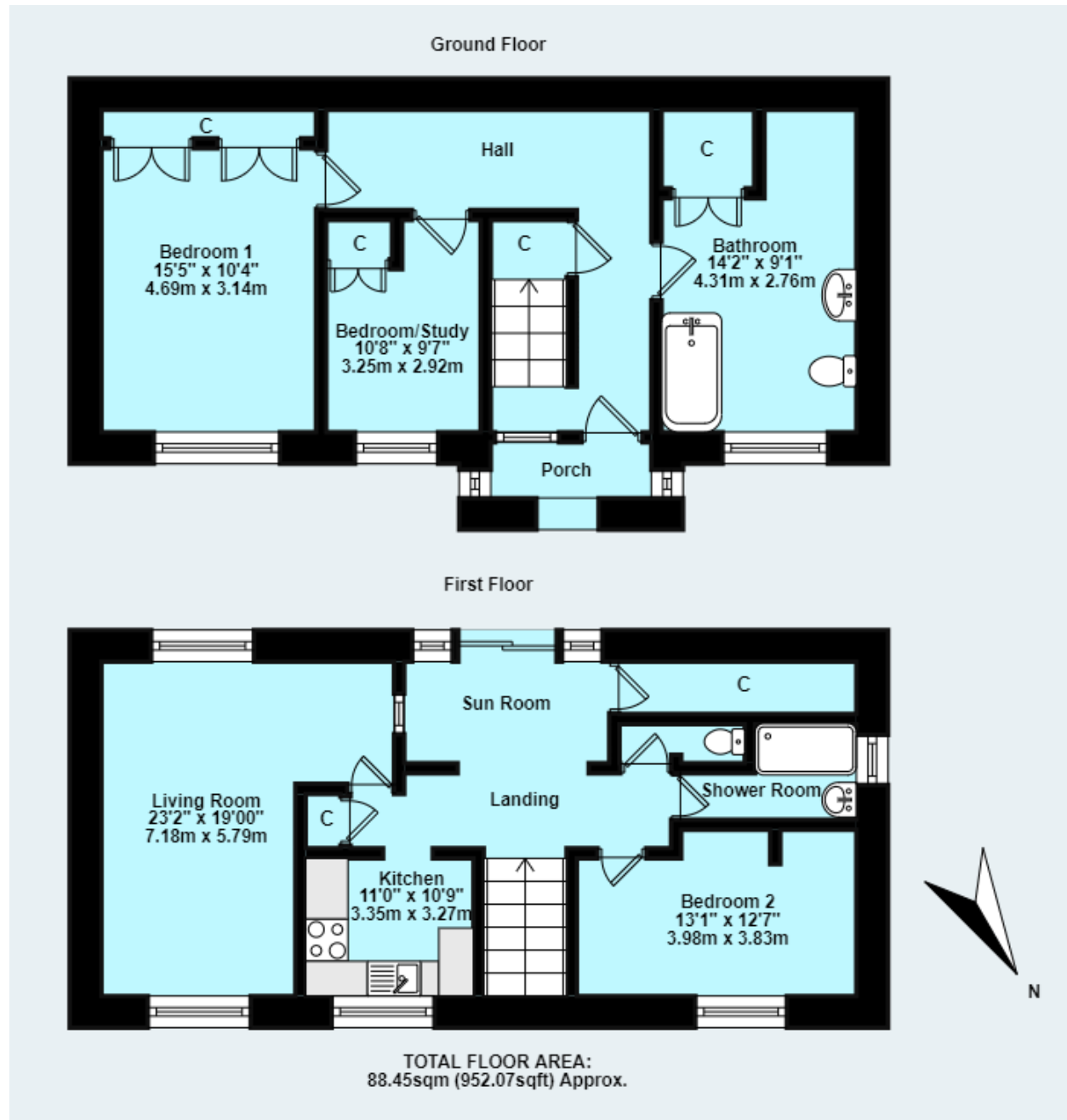


**Edgemoor Road, Alcombe,**  
 Minehead, TA24 6DA  
 Guide £415,000



**Wilkie May  
 & Tuckwood**

# Floor Plan



# Description

**A most attractive three double bedroom detached “upside down” house situated in a small cul-de-sac within the Old Alcombe area on the outskirts of Minehead.**

**Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, two bedrooms on the ground floor along with a large bathroom/utility, a shower room on the first floor along with the third bedroom, a double garage with off road parking, very pretty gardens and wonderful views from the first floor towards the coast.**

**The property has also been completely re-roofed using the original tiles, had new ridge tiles and a repointed chimney with a 10 year guarantee.**

- Detached
- 3 double bedrooms
- Pretty Garden
- Lovely views from the first floor
- Quiet cul-de-sac location



Wilkie May & Tuckwood are delighted to be able to offer this most attractive house situated within a small cul-de-sac.

The accommodation comprises in brief with front door into the porch and door through to the hallway with stairs to the first floor and understairs cupboard. On this floor there is a large bathroom/utility room together with two of the bedrooms both with fitted wardrobes.

To the first floor there is a large landing area with two storage cupboards and sun room with sliding doors leading out to the rear garden. The living room is a large triple aspect room with lovely views towards the coast from the front and over the garden from the rear. There is also a feature fireplace with brick built display areas on either side. There is a modern fitted



kitchen with integrated electric double oven, gas hob and extractor hood over. The third bedroom is also on the first floor with lovely views towards the coast and a shower room and separate wc alongside.

Outside to the front there is a steep driveway rising from the roadway levelling out to an area of off road parking leading to the detached garage (15' (4.57m) x 14'2" (4.31m). To one side of the driveway there is a flower bed and to the front, a bed planted with mature shrubs. There is access to the rear garden through gates on either side of the property.

The rear garden is a particular feature of this property and has been attractively landscaped in tiers with a patio area, seating areas, lawn and flower beds. From the top there are lovely views over the top of the property towards North Hill.



### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** [w3w.co/passenger.familiar.potential](http://w3w.co/passenger.familiar.potential) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk:** Very low 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 March 2024. 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.