



## Hayfield Road

Minehead, TA24 6AD

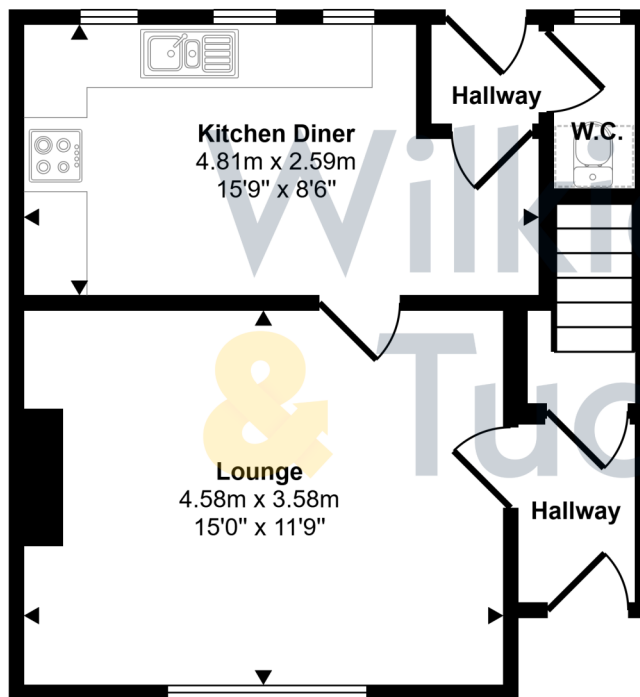
OIEO £200,000 Freehold

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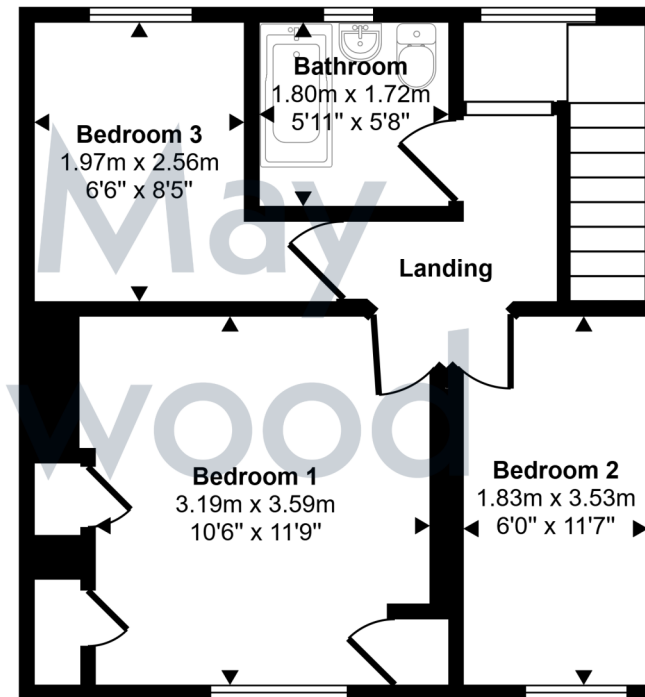
**Wilkie May**  
**& Tuckwood**

# Floor Plan


Approx Gross Internal Area  
72 sq m / 780 sq ft



Ground Floor  
Approx 35 sq m / 382 sq ft



First Floor  
Approx 37 sq m / 398 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 three-bedroom mid-terrace (of three) house situated conveniently for the shops, schools and other amenities available in Alcombe, offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, this property is in need of general updating throughout but does benefit from double glazing, a downstairs wc, a good-sized garden to the rear and views from the rear over the recreation ground towards North Hill. There would also be the potential to create off road parking to the front subject to any required permissions.

**AGENTS NOTE:** The property benefits from a pedestrian right of way to the rear of 29 Hayfield Road.

- Within easy reach of amenities
- 3 bedrooms
- Potential to create parking
- Good-sized rear garden
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this mid-terrace house.

The accommodation comprises in brief: entrance through front door into hallway with door into the lounge and door to an inner lobby and stairs to the first floor. The lounge is a good-sized room to the front of the property with a door leading through to the kitchen which has three windows to the rear overlooking the garden. From the kitchen, a door opens to a rear hallway which has a door to the downstairs wc and a door to the rear garden.

To the first floor there is a landing area with window to the rear and doors to the bedrooms and bathroom. Bedroom one is a good-sized room to the front of the property with fitted wardrobes. Bedroom two also has an aspect to the front. Bedroom three has an aspect to the rear with lovely views over the garden and recreation ground towards North Hill.

Outside, to the front there is an area of garden with path leading to the front door. This area could be made into off road parking subject to any necessary permissions. To the rear there is a good-sized garden predominantly laid to lawn with a large shed and a greenhouse.



### 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 and mains drainage.

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

**Property Location:** [///scatter.travels.footpath](http://scatter.travels.footpath) **Council Tax Band:** B

**Broadband and mobile coverage:** We understand that there is likely 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 June 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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