



Dene Gardens

Minehead, TA24 6BU

Price £375,000 Freehold



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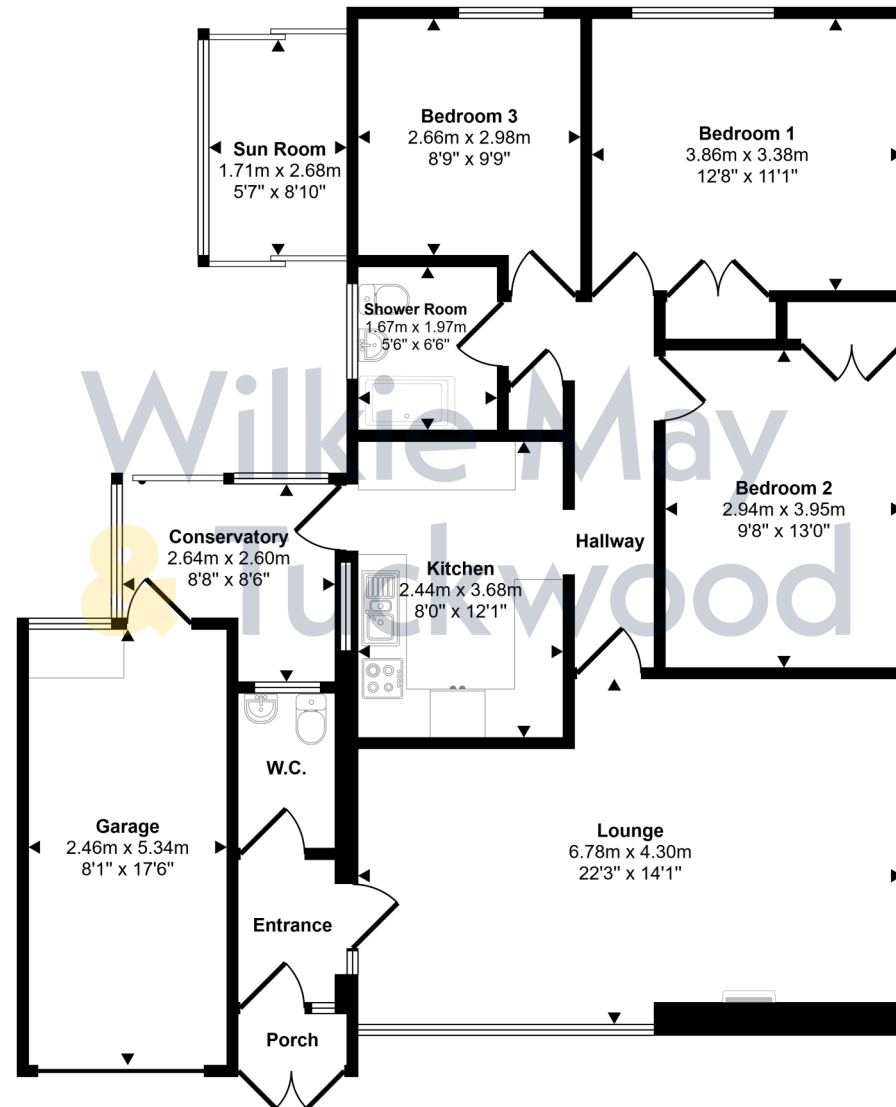


EPC

**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
116 sq m / 1248 sq ft



Floorplan

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 link-detached bungalow situated within a quiet cul-de-sac on the outskirts of Minehead yet within easy reach of 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 attractive property benefits from gas fired central heating and double glazing throughout, a cloakroom, a conservatory and sun room, an integral garage with off road parking and attractive rear garden.

- Close to local amenities
- 3 bedrooms
- Integral garage with parking
- Attractive rear garden
- NO ONWARD CHAIN



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

The accommodation comprises in brief: entrance to the front of the property through double doors into a small porch area with door through to a hallway which has a glazed door into the lounge and a door to a fitted cloakroom. The lounge is a large double aspect room with picture window to the front and a large window to the side. A door leads through to an inner hallway with storage cupboard and archway to the kitchen and doors to the bedrooms and shower room.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated gas hob, integrated eye level oven and space for a tall fridge freezer. There is also a window to the side and door through to the conservatory which is glazed on two sides, has a sliding door to the garden and a further door into the garage.

Bedroom one is a large double aspect room with views over the garden and a fitted wardrobe. Bedroom two also has a fitted wardrobe and window to the side and bedroom three overlooks the garden. The shower room is fitted with a modern suite with obscured window to the side.

Outside to the front, the property is approached from the road over a driveway providing off road parking leading to the integral garage which has a window to the rear and door into the conservatory. To the rear there is a good-sized level garden with a patio area immediately outside the rear of the property. There is also an area laid with gravel for ease of maintenance beyond which is an area laid to lawn, a shed, a fruit tree, various shrubs and a fenced and walled boundary. There is also a sun room with sliding doors on either end.



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: [///bleaker.stapled.ashes](http://bleaker.stapled.ashes) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is good 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:** High 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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