



Edgemoor Road

Alcombe, TA24 6DA

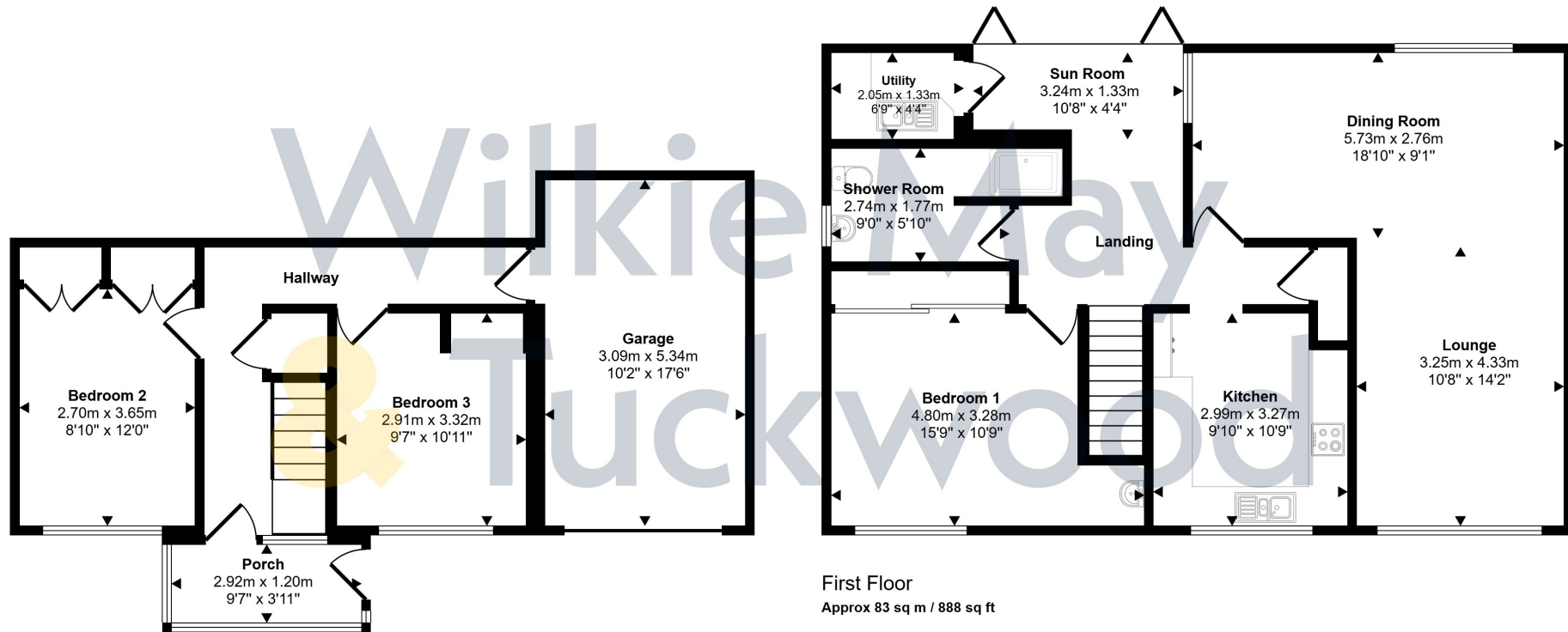
Price £425,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
138 sq m / 1489 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

Set in an elevated position with wonderful sea views to the front and peaceful countryside views to the rear, this beautifully presented 3-bedroom detached home offers bright, spacious and flexible accommodation across two floors.

Situated in the desirable area of Alcombe, this home enjoys close proximity to local shops, schools, Minehead town centre, and the beach, while also being on the doorstep of Exmoor National Park. Whether you're looking for coastal walks, countryside peace, or convenient amenities, this location has it all.

The property benefits from an electric vehicle charging point in the garage, solar panels and battery in the roof.

- Detached
- 3 bedrooms
- Panoramic sea views towards Minehead at the front
- Generous rear garden backing onto open fields
- Open-plan living & dining area
- Integral garage
- Gas central heating



Entering through a glazed porch, you step into a welcoming hallway. Immediately to the left is Bedroom Two, a spacious and light-filled double room complete with fitted wardrobes and a stunning front aspect towards Minehead and the coast. Adjacent is Bedroom Three, also front-facing, ideal as a guest bedroom or home office/hobbies room, and features a fold-up bed.

To the right of the hallway is a door providing internal access to the integral garage, adding convenience and potential for conversion (STPP).

A staircase rises to the first-floor landing, opening into a wonderfully bright and airy upper hallway. To the right, the kitchen enjoys sea views and is fully fitted with a double oven and hob, integrated dishwasher, and ample cupboard space, with room for a freestanding fridge freezer. A 1.5 bowl sink and drainer adds practicality.

Opposite the kitchen is a generous open-plan lounge/diner, benefitting from dual-aspect windows that flood the space with light. A modern electric fireplace and LED ceiling lights create a contemporary yet homely feel.



On the other side of the landing is a sleek and modern shower room, fitted with a rainfall shower, WC, vanity unit, and heated towel rail.

Completing the internal accommodation is Bedroom One, a large front-facing room with both built-in wardrobes and ample space for freestanding furniture.

To the rear, a sun room overlooks the beautifully maintained garden and features bi-fold doors, offering a perfect indoor/outdoor living space. There's also a utility area cleverly integrated to the side.

The large rear garden is a true highlight, offering a decked seating area, well-maintained lawn, and an outlook over open fields, providing peace and privacy. The front of the property also benefits from elevated views towards the sea, making this a property with rare dual-aspect appeal.



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: ///taxed. Collects.superhero Council Tax Band: D

Broadband and mobile coverage: We understand that there is 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/>

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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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH

