



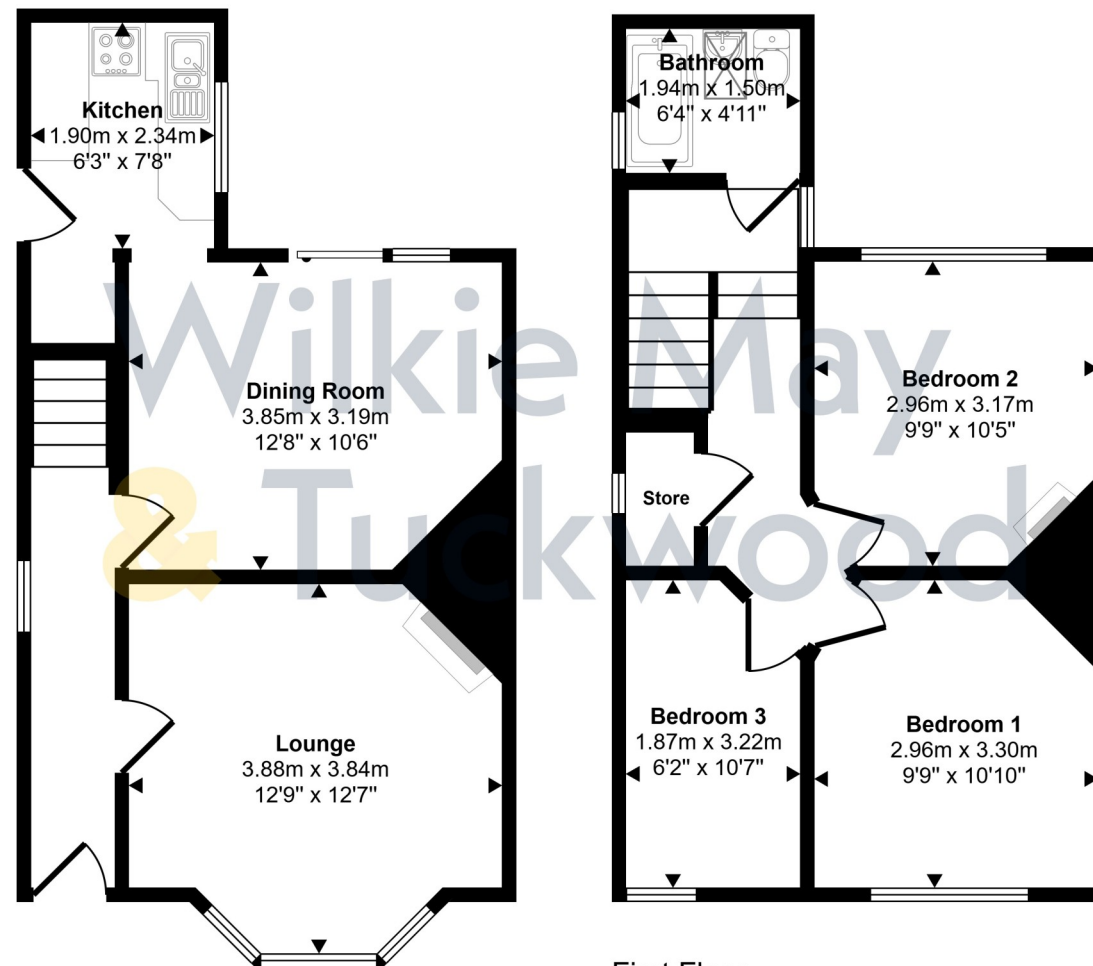
16 Marshfield Road,
Minehead, TA24 6AH
Price £292,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
76 sq m / 815 sq ft



Ground Floor
Approx 38 sq m / 407 sq ft

First Floor
Approx 38 sq m / 408 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 most attractive and very well-presented semi-detached house situated within the ever popular Alcombe area of Minehead.

Of rendered elevations under a pitched roof, this property benefits from well-proportioned accommodation, front and rear gardens and off street parking.

- Within easy reach of Alcombe's amenities.
- Three bedrooms
- Gardens
- Off road parking
- Gas fired central heating and double glazing



Wilkie May & Tuckwood are delighted to be able to offer this attractive and very well-presented semi-detached house.

The accommodation comprises in brief: entrance through front door into a hallway, with stairs to the first floor and doors to the sitting and dining rooms. Both these rooms are of good proportions; the sitting room featuring a double glazed bay window to the front aspect and a feature fireplace. The dining room provides access to the kitchen, and via sliding double glazed doors, out into the rear garden.

The kitchen has been refitted with a range of Shaker style, wall and base units, with granite effect work tops. There is a fitted stainless steel sink and drainer unit, with a matching mixer tap. Space is provided for a freestanding cooker, as well as space and plumbing for a washing machine. There is a double glazed window to one side and a double glazed door to the other.

On the first floor, the landing provides access to the bedrooms, bathroom and to a built-in storage cupboard.

There are three bedrooms, two doubles and one single. Two enjoy front aspects, and the other faces to the rear—this room features a period style fire grate and surround. Completing the accommodation is the bathroom, which is fitted with a matching, white three piece suite and tiled walls and floor. There is a double glazed window to the side and a skylight to the rear.

Outside are front and rear gardens, both of which have been attractively hard-landscaped, featuring areas of gravel, decorative flower beds and pathways. The rear garden further benefits from a particularly useful store/workshop, with power and light. To the front, twin wrought iron gates provide vehicular access to the driveway, providing off road parking for one car.



GENERAL REMARKS AND STIPULATION

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

Services: Mains gas, mains water, mains electricity and mains drainage.

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

Property Location: [///crumb.access.baguette](http://crumb.access.baguette) **Council Tax Band: C**

Broadband and mobile coverage: We understand that there is 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 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 September 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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