

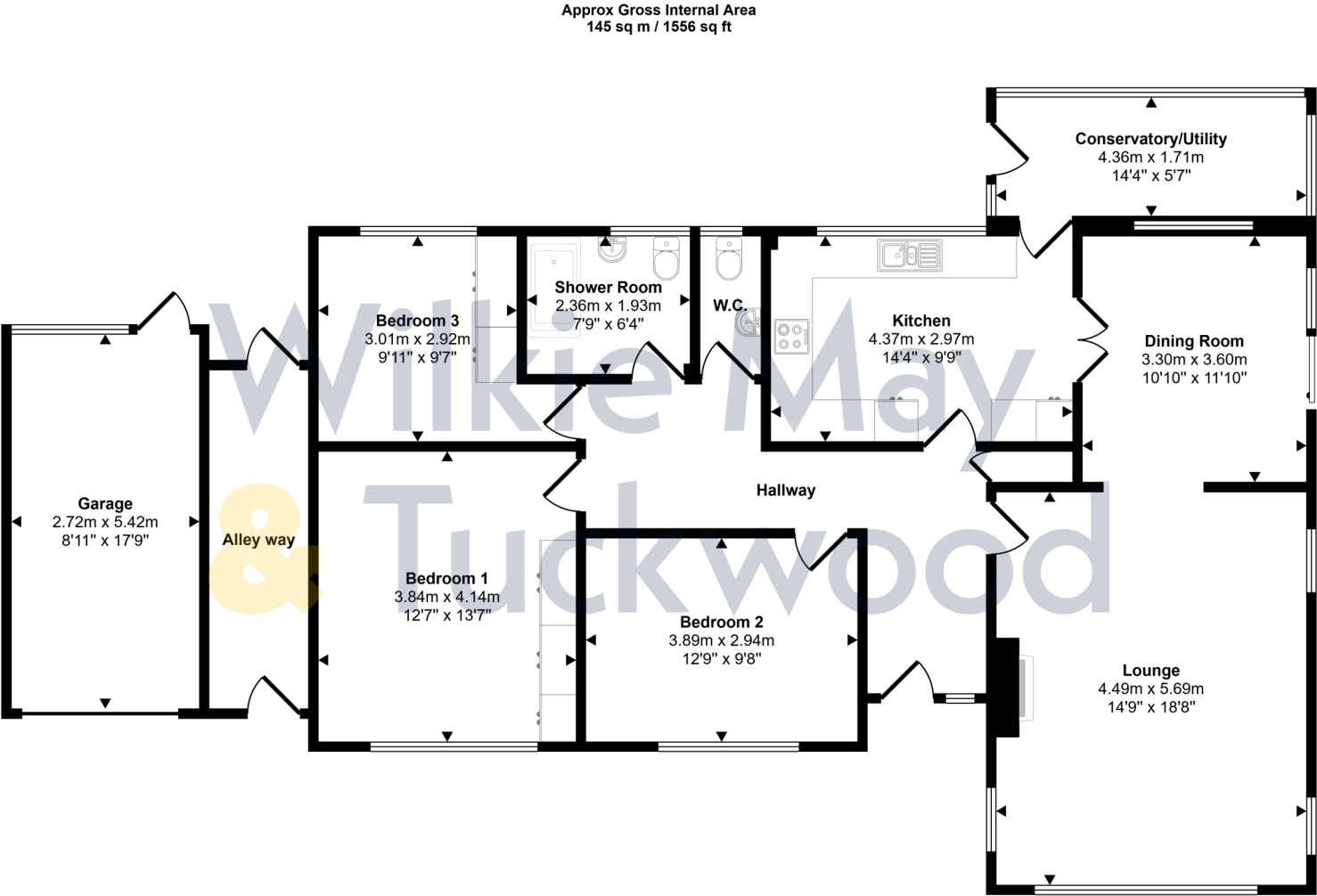


Manor Road, Alcombe,
 Minehead, TA24 6EJ
 Price £625,000 Freehold



**Wilkie May
 & Tuckwood**

Floor Plan



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 beautifully presented and comprehensively refurbished, three double bedroom detached bungalow situated within the sought after Old Alcombe area on the outskirts of Minehead with large garden extending to just over half an acre.

Of cavity wall construction under a pitched roof, this lovely property also benefits from gas fired central heating and double glazing throughout, a modern kitchen and shower room, a conservatory and a garage with off road parking.

The property is also close to wonderful walks up the coombe to Grabbist Hill and yet within half a mile of the shops, schools and other amenities available in Alcombe.

- Extensively refurbished
- 3 double bedrooms
- Garage and off road parking
- Large garden extending to just over half an acre
- Sought after area of Minehead



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

The accommodation comprises in brief: entrance through front door into an extensive hallway with wooden flooring, storage cupboard and doors to all principal rooms. The lounge is a lovely, large, triple aspect room with wood flooring and fireplace with open fire. An opening leads through to the dining room which has a continuation of the wooden flooring, a large window and sliding patio door to the side opening out to the garden and a window into the conservatory/utility room. There are also double doors opening to the kitchen.

The kitchen is fitted with an extensive range of high gloss wall and base units, sink and drainer incorporated into work surface, integrated appliances to include hob with extractor hood over, double oven and fridge. There is also a window overlooking the garden and a door into the conservatory which is glazed on three sides with space for a tumble dryer and freezer and door to a covered seating area which has steps leading down to the garden.



The bedrooms are all of a good size with two having aspects to the front and one to the rear and two of them having fitted wardrobes. The shower room is fitted with a modern three piece suite and alongside, there is an additional wc with wash hand basin.

Outside to the front of the property there is a driveway providing parking for several vehicles leading to the garage. To the side of the garage there is a covered alley way providing a storage and drying area. The extensive gardens are to the side and rear of the property and enjoy a good degree of privacy. They are predominantly laid to lawn with mature trees, flower and vegetable beds and a stream running through with a bridge linking one side to the other. There is also a greenhouse and two sheds.

AGENTS NOTE: There is a small electrical sub-station just within the boundary of the property which is accessed from time to time via Staunton Lane.



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: [///chuck.outsiders.pushy](http://chuck.outsiders.pushy)

Council Tax Band: F

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:** 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 October 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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