



Alcombe Road

Minehead, TA24 6AZ

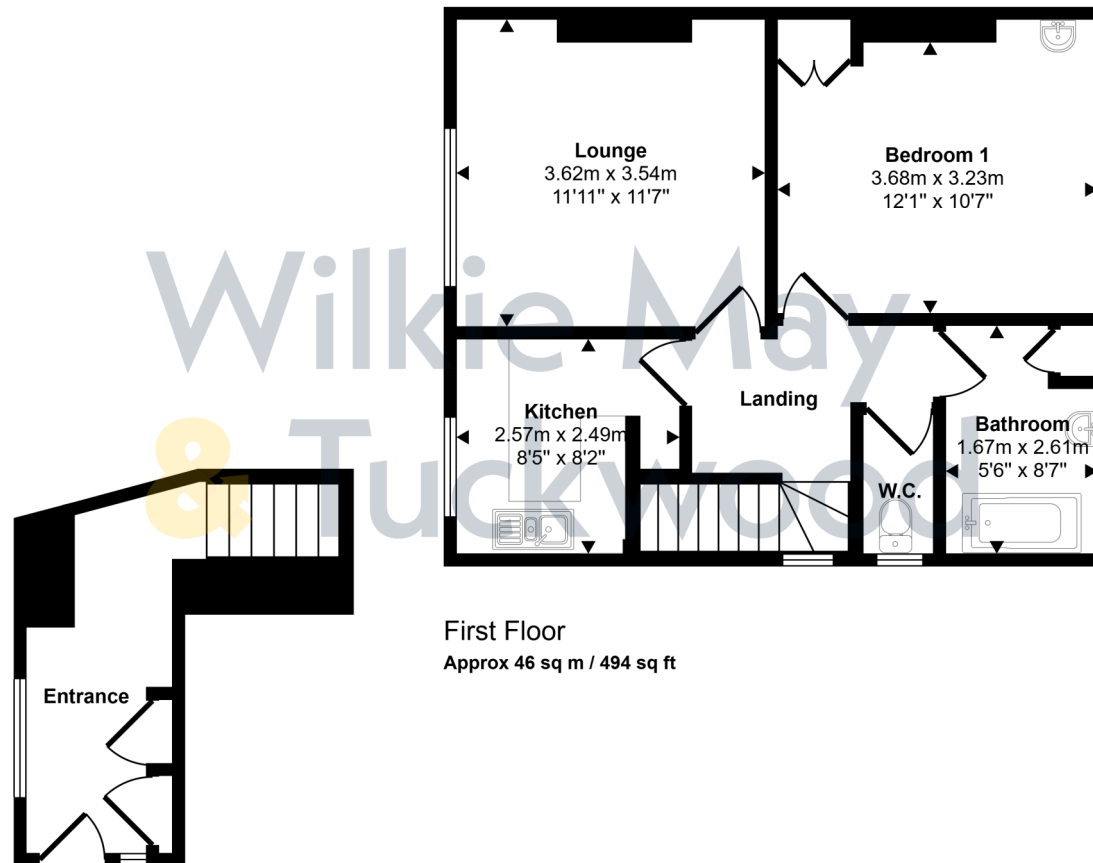
Price £120,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
55 sq m / 594 sq ft



First Floor
Approx 46 sq m / 494 sq ft

Ground Floor
Approx 9 sq m / 101 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 spacious one-bedroom first floor apartment being one of two apartments in this attractive semi-detached house situated within easy reach of Alcombe's shops, schools and other amenities. The property would make an ideal first home or rental property and is offered for sale with NO ONWARD CHAIN.

Of stone construction under a pitched roof, the property benefits from its own front door, gas fired central heating and an area of garden.

- Close to local amenities
- 1 bedroom
- Private entrance
- Ideal first home or investment
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this first floor property.

The accommodation comprises in brief: entrance through ground floor front door into a hallway with windows to the front and side, two storage cupboards and stairs to the first floor landing which has a window to the side.

The lounge is a good-sized room with window to the front. The kitchen also has an aspect to the front and is fitted with a range of wall and base units, sink and drainer incorporated into work surface, has space and plumbing for a washing machine and houses the gas fired boiler.

The bedroom is to the rear of the property with fitted wardrobe and a wash hand basin. The bathroom also has an aspect to the rear

and is fitted with a bath with shower over and a pedestal wash hand basin. There is also an airing cupboard. Alongside the bathroom there is a separate wc with window to the side.

Outside, there is an area of garden predominantly laid to lawn.

AGENTS NOTE: The property is freehold and is being sold subject to the lease of the ground floor flat granted in 2016 for a term of 999 years. However, a new lease will be granted to the purchaser of the property to mirror the lease of the ground floor flat with the owner for the time being of the first floor flat also retaining the freehold of the building.



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: [///fever.adopters.requires](http://fever.adopters.requires) **Council Tax Band:** A

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:** 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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