



Marshfield Road

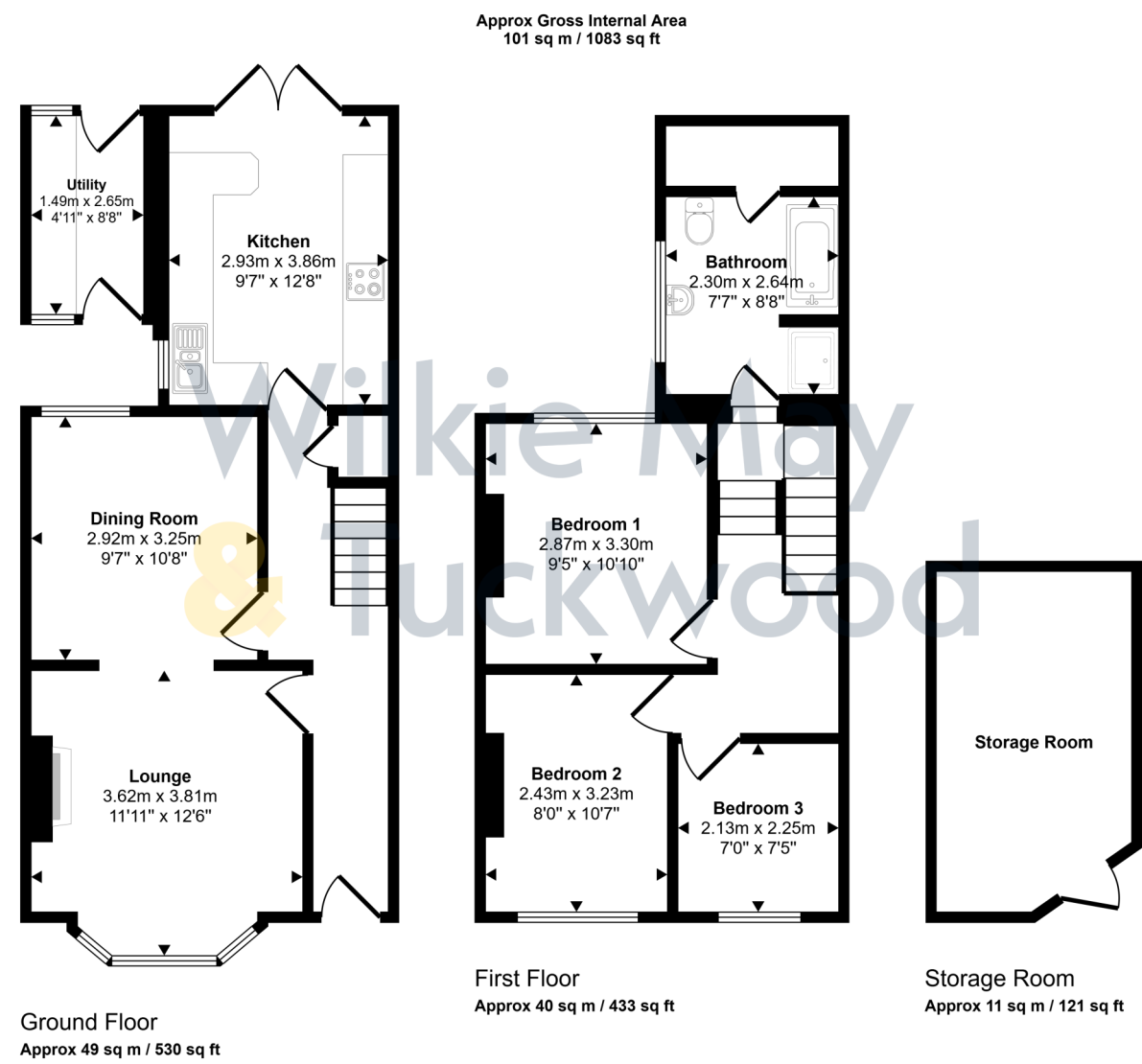
Minehead, TA24 6AH

Price £249,950 Leasehold



Wilkie May
& Tuckwood

Floor Plan



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, fully updated and surprisingly spacious, three-bedroom mid-terrace house situated within easy reach of the shops, schools and other amenities available in Alcombe.

Of stone construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a dining area in addition to a good-sized lounge, a modern kitchen with utility, a modern bathroom and a low maintenance garden.

AGENTS NOTE: The property is Leasehold and is held subject to the terms of a 999 year lease with 887 years remaining and to the payment of a yearly ground rent in the sum of £0.90.

- Close to local amenities
- 3 bedrooms
- Modern kitchen and bathroom
- Low maintenance garden
- Internal viewing recommended



Wilkie May & Tuckwood are delighted to be able to offer this very attractive mid-terrace house.

The accommodation comprises in brief: entrance through front door into hallway with doors to the lounge, dining room and kitchen, stairs to the first floor and under stairs storage cupboard.

The lounge is a very attractive room to the front of the property with feature fireplace, picture rail and bay window to the front. An archway leads through to the dining room which is a lovely room with wood effect flooring and window to the rear. The kitchen has been fitted with a range of grey high gloss wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven with gas hob and extractor hood over, space and plumbing for a dishwasher and breakfast bar. At the end of the kitchen, French doors open out to the garden.



On proceeding upstairs, a half landing with step up opens to the bathroom which has been fitted with a modern four piece suite comprising bath, separate shower cubicle, wash hand basin and wc. There is also a window to the side and door to a storage cupboard.

From the spacious first floor landing, doors open to the three bedrooms, one with an aspect to the rear and two to the front.

Outside to the front there is a small garden area laid with ease of maintenance in mind and walled boundary. To the rear, the French doors from the kitchen open out to a seating decked area with step down to the remainder of the garden which is paved. At the bottom of the garden there is a covered seating area with large store shed and gated access to a rear service lane. There would be the potential to create off road parking leading from this service lane subject to any necessary consents.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale leasehold 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: [///earpieces.bundles.perplexed](http://earpieces.bundles.perplexed) **Council Tax Band:** B

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

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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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