



## Spring Gardens

Minehead, TA24 6BH

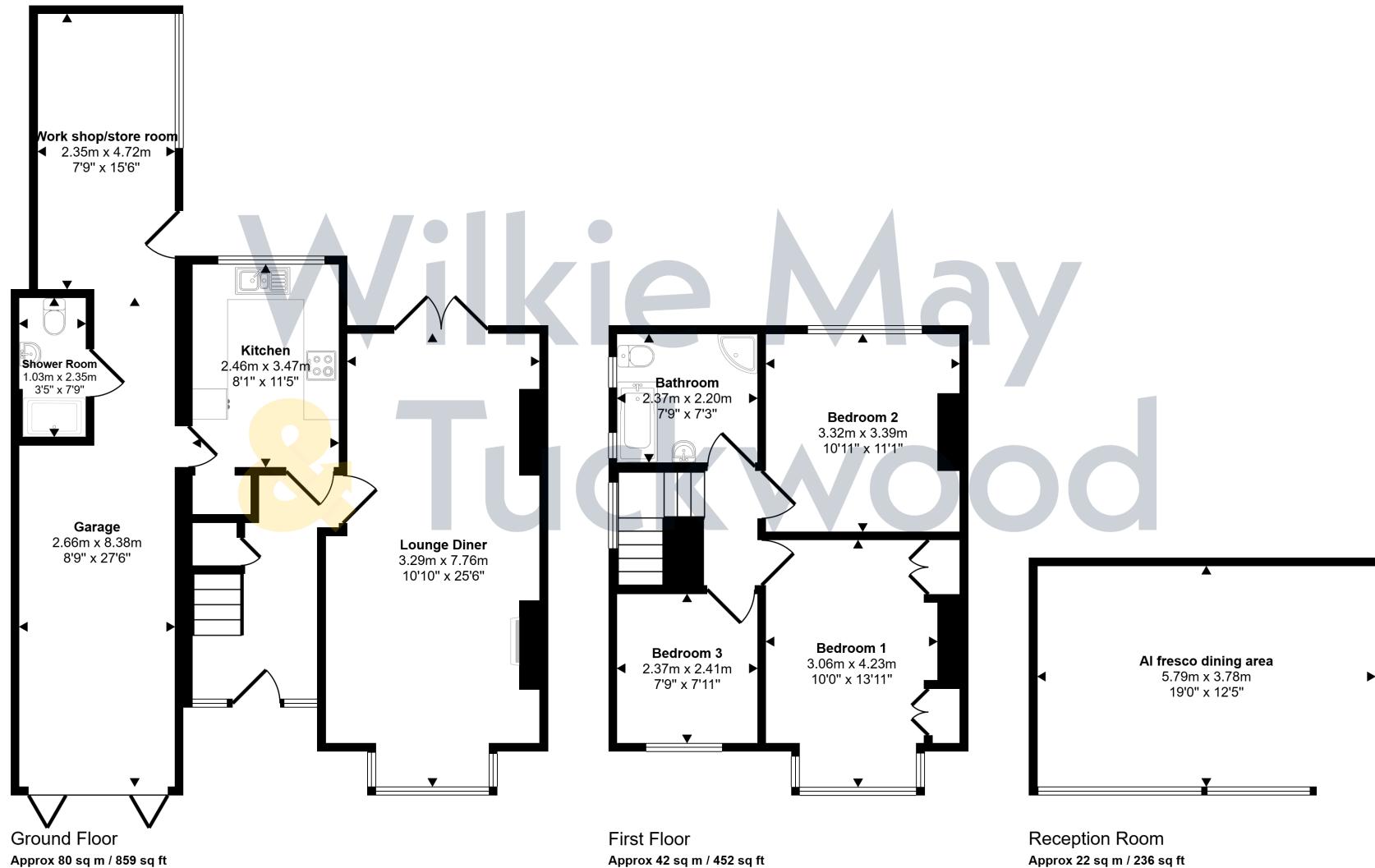
Price £375,000 Freehold



**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
144 sq m / 1547 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 very well presented, three-bedroom semi-detached house situated in a quiet cul-de-sac within easy reach of the schools, shops and other amenities available in Alcombe.**

**Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, off road parking, a garage which also incorporates a shower room and work shop/store, a level rear garden and a recently constructed al fresco dining area with large outdoor oven and store room on the side.**

**Internal viewing is highly recommended to appreciate the accommodation offered.**

- Semi-detached house
- 3 bedrooms
- Garage with off road parking
- Shower room and Bathroom
- Large al fresco dining area



Wilkie May & Tuckwood are delighted to be able to offer this attractive family home.

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

The lounge diner is a lovely, large room with bay window to the front and French doors to the rear. There are also two feature chimney breasts, one with a wood burning stove and the other used for wood storage and attractive wood effect flooring throughout. The French doors lead out to a covered seating area with access to the garden.

The kitchen is fitted with a range of modern wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven, gas hob and extractor hood, space and plumbing for a dishwasher and space for a fridge. There is also a large window overlooking the garden and a door into the garage.

To the first floor there is a landing area with doors to the bedrooms and bathroom. The master bedroom has a bay window to the front and fitted wardrobes. Bedroom two has a window overlooking the rear garden and bedroom three has an aspect to the front. The bathroom is fitted with a modern four piece suite and underfloor heating.

Outside, to the front there is a block paved driveway providing off road parking for several vehicles and giving access to the garage. The front part of the garage provides vehicle parking with the rear part fitted out as a workshop/store room with window to the side and door to the garden.

In between there is a fitted shower room. The garden is level with an area laid to lawn and a paved pathway on one side with flower bed against the fence, providing access to the newly constructed al fresco dining area which has light and power, a large integrated outdoor oven with serving area and a store room on the side.



#### 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:** [///masking.type.hurtles](http://www.wilkie-may-tuckwood.co.uk) **Council Tax Band:** C

**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:** High 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.

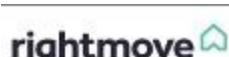
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves 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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