



Spring Gardens

Minehead, TA24 6BH

PRICE: £335,000 Freehold



3



2



1

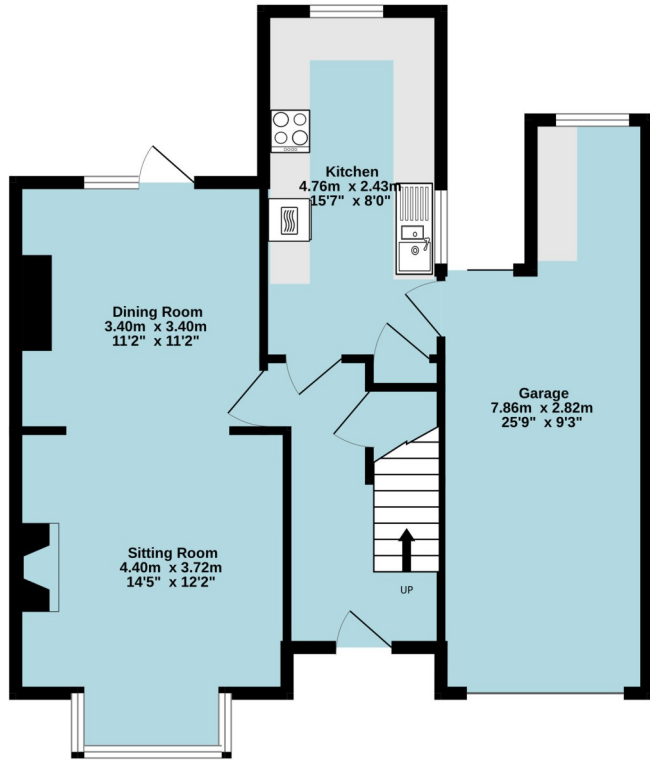
D

EPC

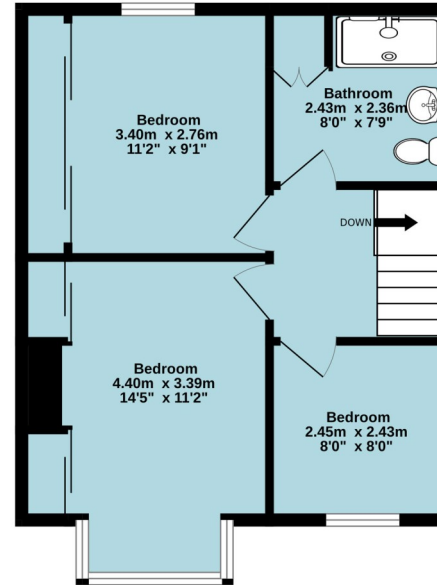
Wilkie May
& Tuckwood

Floor Plan

Ground Floor
65.3 sq.m. (702 sq.ft.) approx.



1st Floor
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA : 107.1 sq.m. (1153 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Description

A three bedroom semi-detached House with garage, off road parking and good-sized level rear garden situated within a popular residential area within easy walking distance of Alcombe's shops, schools and other amenities.

The property is offered for sale with NO ONWARD CHAIN.

- Semi-detached
- 3 bedrooms
- Garage and parking
- Popular residential area
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: covered ENTRANCE PORCH with door into HALL with stairs to the first floor and understairs cupboard.

DINING ROOM: wood laminate flooring, window to the rear and patio door giving access to the garden. An archway leads to the,

SITTING ROOM: with continuation of the wood laminate flooring, bay window to the front and feature fireplace with inset electric fire.

KITCHEN: fitted with a modern range of wall and base units, integrated electric double oven with five-ring gas hob and extractor hood over, integrated fridge, windows to the rear and side

and door leading to the garage.

BEDROOMS: double bedroom to the rear with fitted wardrobe and two bedrooms to the front, one a double also with fitted wardrobe.

SHOWER ROOM: fitted suite with large shower cubicle and cupboard housing the gas fired boiler.

OUTSIDE: To the front of the property there is a driveway providing for parking leading to the GARAGE which has a utility area with space and plumbing for washing machine. The remainder of the front garden is laid with gravel for ease of maintenance. The rear garden is level with patio area, pond, lawn and large shed.



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, gas fired central heating.

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

Property Location: w3w.co/distracts.arming.revolting

Council Tax Band: C

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 March 2023. 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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH

