



Bircham Road

Minehead, TA24 6BQ

OIEO £325,000 Freehold



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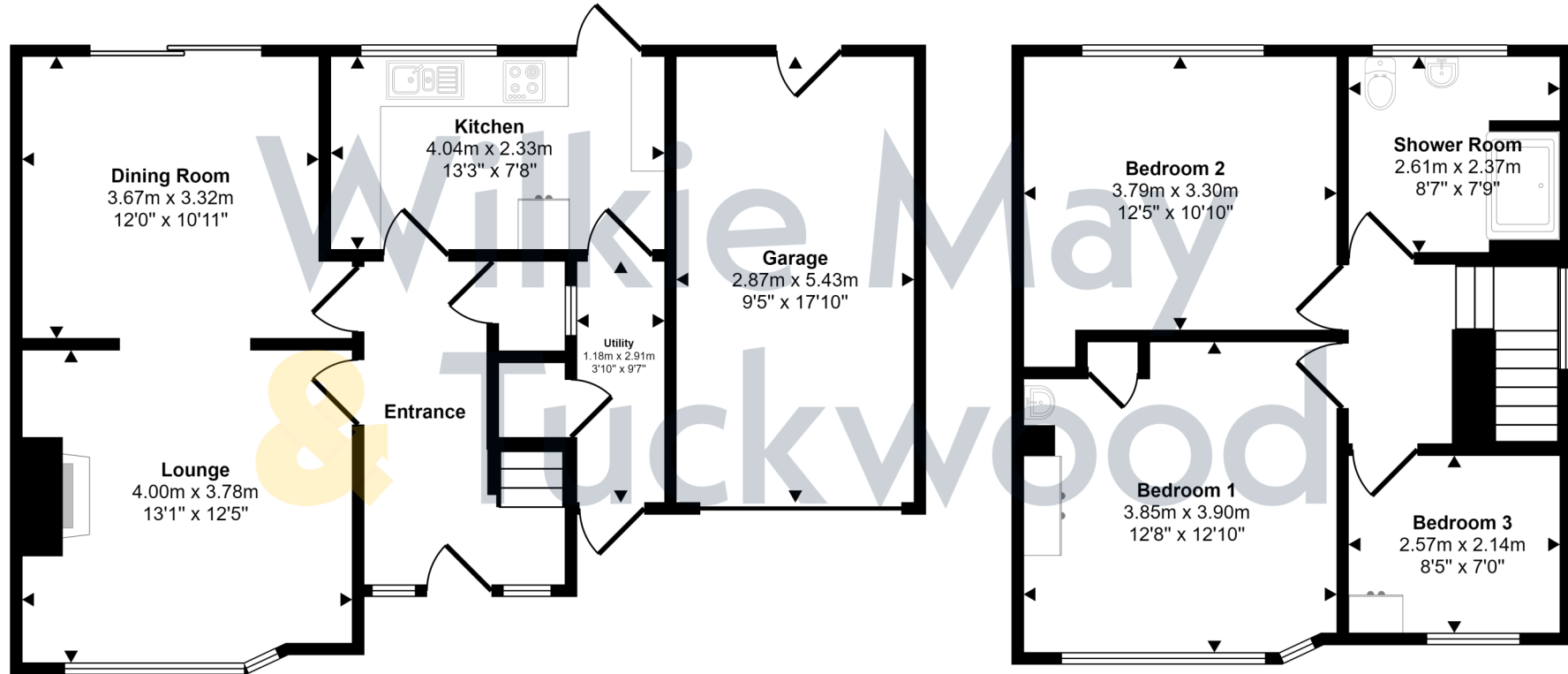


EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
115 sq m / 1236 sq ft



Ground Floor
Approx 69 sq m / 739 sq ft

First Floor
Approx 46 sq m / 497 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 well-presented three bedroom semi-detached House situated conveniently for Alcombe's shops, schools and other amenities. The current owners have carried out many improvements to the property to include a new fitted kitchen and shower room, a log burner in the lounge and a new patio.

Of cavity wall construction under a pitched roof, this property also benefits from gas fired central heating with the current owners installing a new boiler, and double glazing throughout, a garage with off road parking and well-maintained gardens to the front and rear.

The property formerly had planning permission for the erection of a two storey side extension over the garage which could be reapplied for if required.

- Semi-detached
- 3 bedrooms
- Garage with off road parking
- Gardens to the front and rear
- Close to local amenities



THE ACCOMMODATION COMPRISES IN BRIEF: open PORCH with door into HALL with stairs to the first floor and CLOAKROOM.

LOUNGE: window to the front, fire place with inset log burning stove, original wood flooring and open access to the DINING ROOM which has a continuation of the original wood flooring and sliding doors to the rear garden.

KITCHEN: modern fitted kitchen with double oven, hob with extractor hood over, space and plumbing for dishwasher, window to the rear, door to the garden and door into:

PASSAGE/UTILITY: door to the front and door into the Kitchen.

BEDROOMS: two of the bedrooms have aspects to the front, one with a wash hand basin and

fitted wardrobes and one to the rear.

SHOWER ROOM: fitted with a modern suite with large shower cubicle and window to the rear.

OUTSIDE: to the front of the property there is a driveway providing for off road parking leading to the GARAGE. The remainder of the front garden is level and laid to lawn. The rear garden is fully enclosed with a patio area immediately outside the dining room with steps rising to the remainder of the garden which is level with an area laid to lawn, flower beds and two sheds.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

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

Property Location: w3w.co/consented.blissful.flashing **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 1000 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.