



## Dugdale Street

Minehead TA24 5EH

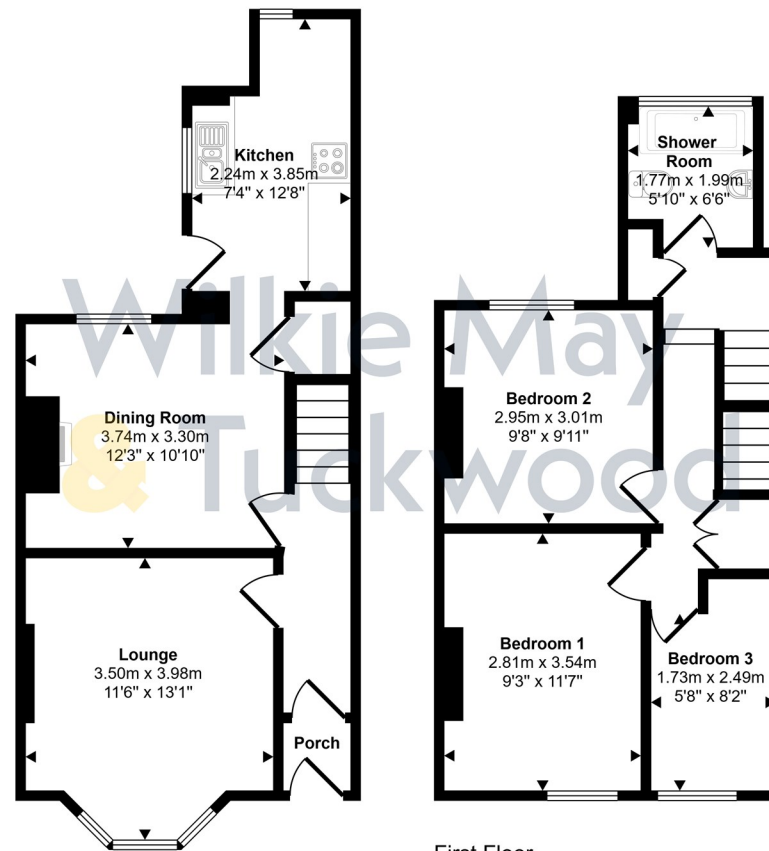
Price £220,000 Freehold



Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
78 sq m / 835 sq ft



Ground Floor  
Approx 41 sq m / 438 sq ft

First Floor  
Approx 37 sq m / 398 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 two reception room, three-bedroom mid-terrace house situated within easy reach of Minehead town centre.**

**Of stone construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, a good-sized garden and lovely views from the rear towards the surrounding hills.**

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

- Popular area within easy reach of town centre amenities
- Lovely views from the rear
- Gas fired central heating and double glazing throughout
- Good-sized rear garden
- Internal viewing highly recommended



The accommodation comprises in brief: entrance through front door into porch with door through to the hallway.

From the hallway doors open to the lounge and dining room and stairs rise to the first floor.

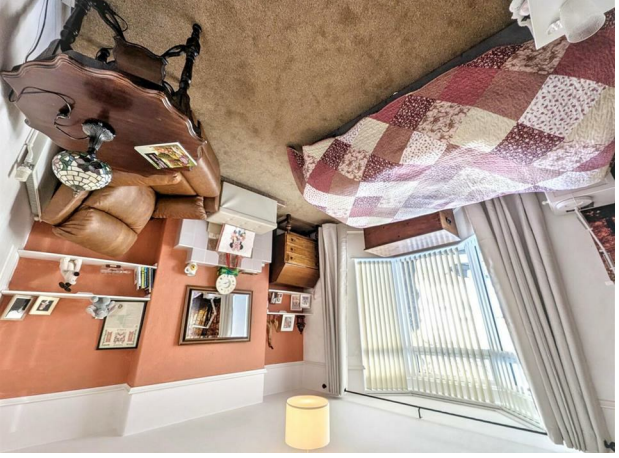
The lounge is a good-sized room to the front of the property with bay window and fireplace.

The dining room has an aspect to the rear, door to an understairs storage cupboard and open access to the kitchen.

This is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, windows to the side and rear and door to the garden. There is also space for a slot-in cooker, space for a washing machine and space for a tall fridge freezer.

To the first floor there is a small landing area with storage cupboard and door to the fitted shower room which has a window to the rear. From this landing area steps rise up to a further landing with doors to the three bedrooms. Bedrooms one and three have aspects to the front and bedroom two has an aspect to the rear with lovely views.

Outside to the front there is a small garden area with walled boundary and step to the front door. To the rear there is a patio area immediately outside the kitchen with pathway running the length of the garden with flower beds on one side, leading to gated access to a rear service lane.



**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

**Services:** Mains water, drainage and electricity. Gas fired central heating.

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

**Property Location:** ///rentals;pavilions.scraper **Council Tax Band:** B

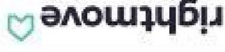
**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**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/>

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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 as to whether the prospective buyer needs 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 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.Bb 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 the agent they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor. 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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