



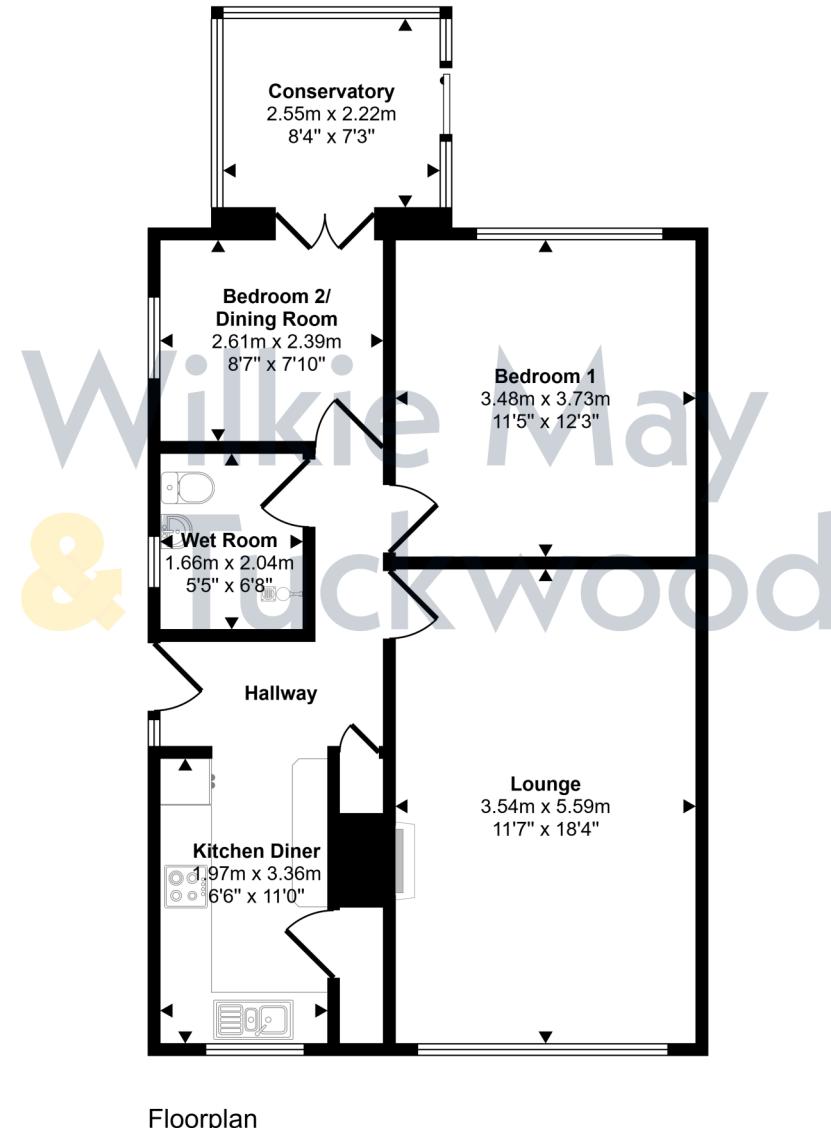
**Doone Way, Alcombe**  
Minehead, TA24 6BX  
Price £259,950 Freehold



**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
66 sq m / 713 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

An attractive, two-bedroom semi-detached bungalow with garage, off road parking, pretty gardens and a conservatory situated within a popular area on the outskirts of Minehead and offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, this delightful property benefits from gas fired central heating and double glazing throughout and an array of leased solar panels on the roof with the leasing company responsible for the maintenance and repairs of the panels.

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

- Popular location
- 2 bedrooms
- Garage and off road parking
- Delightful gardens
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this semi-detached bungalow.

The accommodation comprises in brief: entrance to the side of the property into a hallway with storage cupboard, open access to the kitchen and doors to the lounge, bedrooms and wet room.

The kitchen is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, wall mounted gas fired boiler, space and plumbing for a washing machine and integrated appliances to include an eye level double oven and gas hob with extractor hood over. There is also a breakfast bar, pantry cupboard and a window to the front.

The lounge is a large room with feature fireplace and large window to the front affording open views.

Bedroom one is a good-sized double room with window to the rear overlooking the

garden. Bedroom two is a smaller room with window to the side and French doors opening to the Conservatory which is glazed on three sides and has a sliding door to the garden. There is also a fully clad wet room fitted with a suite comprising close coupled wc and wall mounted wash hand basin. There is also a wall mounted radiator and obscured window to the side.

Outside, to the front there is a level area of garden laid to lawn with low maintenance borders. Alongside the front garden there is a driveway providing off road parking leading to the garage which has a personal door to the rear garden. Immediately outside the conservatory there is a level patio area with a retractable awning over. Steps lead up to the remainder of the garden which is laid to lawn with flower beds on either side and a raised flower bed with fenced boundary to the rear.



#### 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:** //stapled.durations.sketch **Council Tax Band:** C

**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/>

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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