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**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:** <http://tbs.ions.manifests>  
**Council Tax Band:** D  
**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 59 Mbps download and 10 Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.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>.  
**Risk Planning:** Local planning information is available on <http://www.somersetstandtaunton.gov.uk/asp/>

GENERAL REMARKS AND STIPULATION



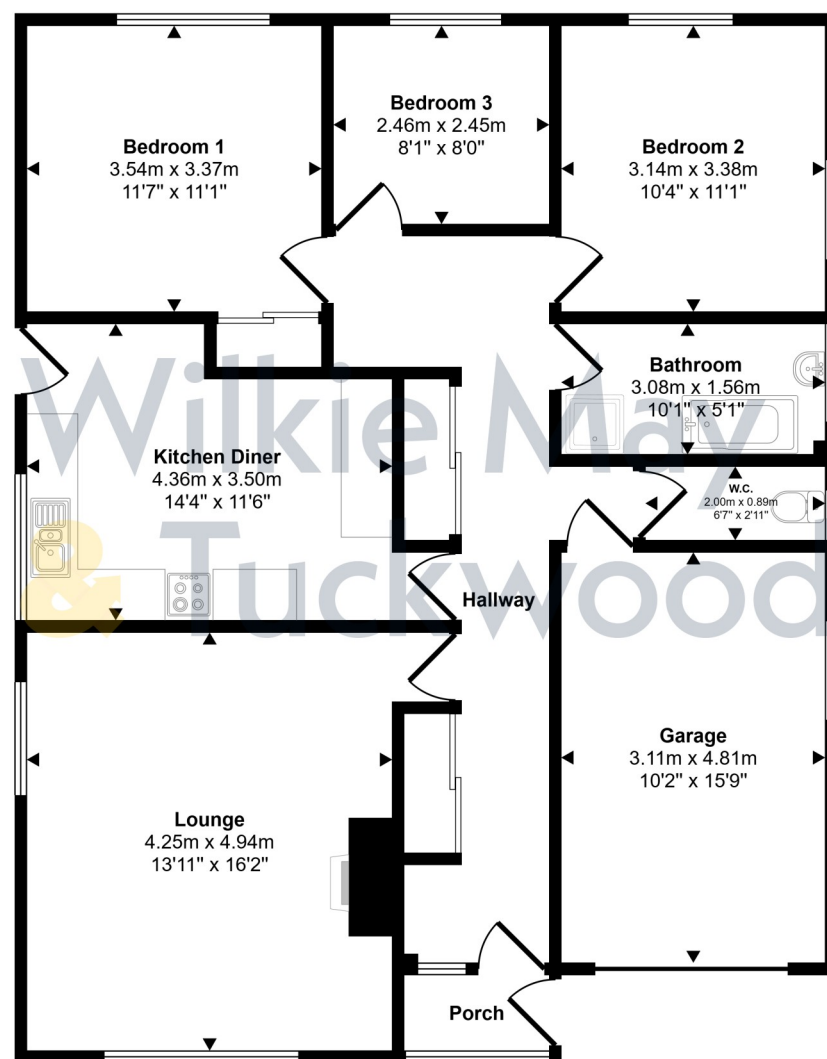
**Old Farm Close**  
 Minehead, TA24 8AU  
 Price £339,950 Freehold

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 EPC

**Wilkie May & Tuckwood**

# Floor Plan

Approx Gross Internal Area  
111 sq m / 1191 sq ft



Floorplan

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.

WM&T

## Description

An attractive and deceptively spacious three-bedroom detached bungalow situated within a popular residential area of Minehead offered for sale with **NO ONWARD CHAIN**.

Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, an integral garage with off road parking, pretty gardens and lovely views.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Popular residential area
- 3 bedrooms
- Integral garage with parking
- Attractive gardens
- NO ONWARD CHAIN



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

The accommodation comprises in brief: entrance through front door into hallway with two storage cupboards and doors to all rooms.

The lounge is a good-sized double aspect room with parquet flooring and feature fireplace. The kitchen diner is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for slot in cooker, space and plumbing for washing machine and dishwasher, window to the side and door to the garden.

The bedrooms are all to the rear of the property with lovely views over the garden towards North Hill with one of the bedrooms having a fitted wardrobe. The bathroom is fitted with a suite comprising bath, separate

shower cubicle and wash hand basin. There is a separate wc alongside.

Outside, to the front there is a driveway providing off road parking leading to the integral garage which has power and light and houses the gas fired boiler. To the side of the property there is a level area of garden laid to lawn with a small area of lawn fronting the property. To the rear there is an attractive sloping garden predominantly laid to lawn with patio areas and enjoying lovely views towards North Hill.

