Woodcombe Lane

Minehead TA24 8SA

Price £335,000 Freehold

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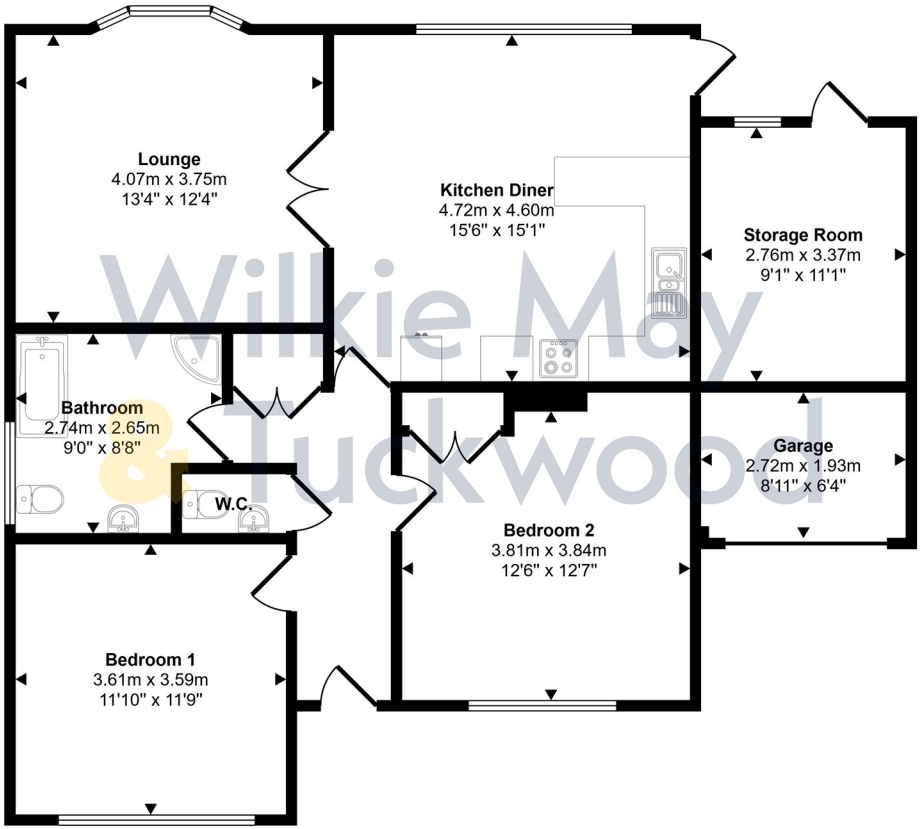
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
101 sq m / 1082 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

A very attractive two-bedroom link-detached bungalow situated within the sought-after Woodcombe area on the outskirts of Minehead offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, gardens to the front and rear with the rear garden having direct access to the Woodcombe Walk and off road parking to the front.

- Sought after area on the outskirts of Minehead
- Lovely garden with direct access to the Woodcombe Walk
- Close to lovely walks through the woods
- Off road parking to the front
- Offered for sale with NO ONWARD CHAIN

Wilkie May & Tuckwood are delighted to be able to offer this two-bedroom bungalow in a very desirable location.

The accommodation comprises in brief: entrance through front door into hallway with storage cupboard, fitted cloakroom and doors to the kitchen diner, bedrooms and bathroom.

The lounge is an attractive room to the rear of the property with window overlooking the garden. Double doors in the lounge open into the large kitchen diner. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for gas cooker, space for tall fridge freezer and space with plumbing for a washing machine. There is a large window overlooking the garden and door to the garden.

The bedrooms are both to the front of the property, one housing the airing cupboard. The bathroom is fitted with a modern four piece suite comprising corner shower cubicle, bath, wc and pedestal wash hand basin.

Outside to the front there is a driveway providing off road parking leading to the garage. This has been split to provide a storage area to the front retaining the original garage door and a larger storage room to the rear with has an access door from the garden and a window. The stud wall between the two storage areas could be easily removed to reinstate the garage. The remainder of the front garden has an area of lawn and areas laid with gravel.

To the rear there is a good sized garden predominantly laid to lawn with inset trees and shrubs and an arbour seating area. There is also a gate leading to a path giving access to the Bratton Walk.

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: ///overture.race.explores **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is good 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 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 28th September 2026. 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.

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