





Summerland Avenue

Minehead TA24 5BN

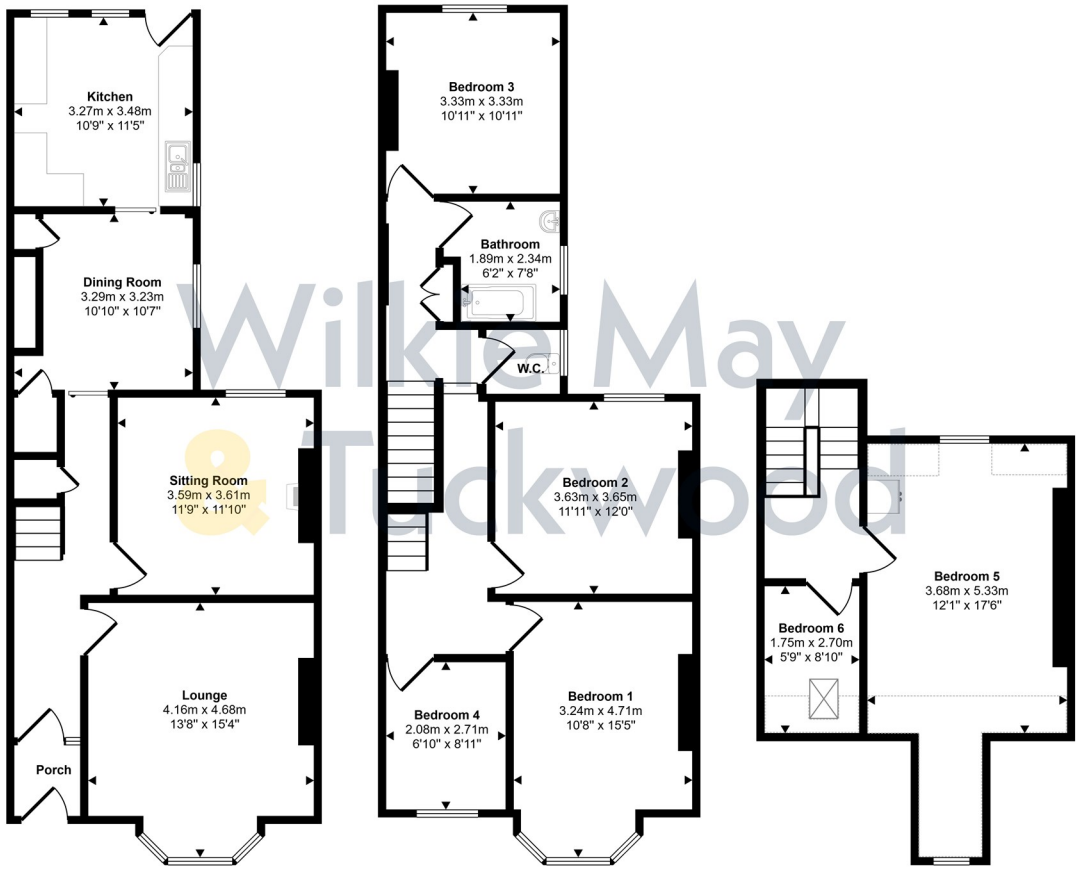
Price £250,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
168 sq m / 1813 sq ft



Wilkie May & Tuckwood

Ground Floor
Approx 67 sq m / 717 sq ft

First Floor
Approx 68 sq m / 727 sq ft

Second Floor
Approx 34 sq m / 369 sq ft

Denotes head height below 1.5m

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

LARGE HOUSE IN NEED OF MODERNISATION - with three reception rooms, six bedrooms and courtyard garden situated within easy reach of town centre amenities - NO ONWARD CHAIN.

- Within easy reach of town centre amenities
- In need of general modernisation
- Three reception rooms and six bedrooms arranged over three floors
- Courtyard garden to the rear
- Potential to create off road parking subject to necessary permissions
- NO ONWARD CHAIN





A spacious, three reception room, six-bedroom mid-terrace house situated within easy reach of all town centre amenities and offered for sale with NO ONWARD CHAIN.

Of brick and stone construction under a pitched roof, this property is in need of general modernisation but does benefit from gas fired central heating and double glazing throughout.

The accommodation comprises in brief: entrance through front door into a porch with door through to the hallway which gives access to the three reception rooms. Stairs also rise to the first floor with understairs cupboard.

The lounge is a large room with bay window to the front. Behind this is a sitting room with window to the rear. The dining room has an understairs cupboard, window to the side and sliding door into the kitchen.

The kitchen has been fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with the remainder left unfinished. There are also two windows to the rear, one to the side and a door to the rear courtyard garden.

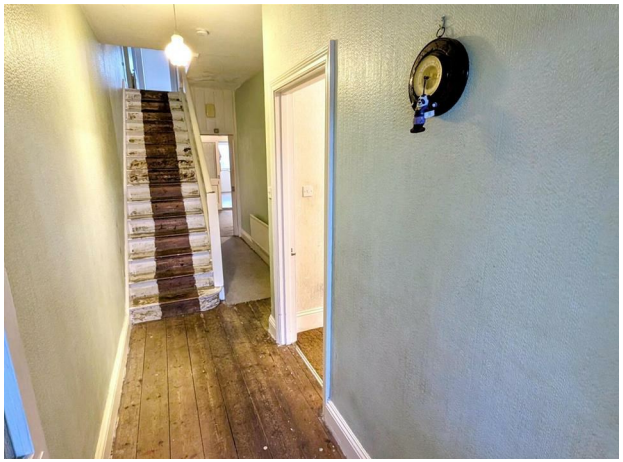
To the first floor there is a large landing area with stairs to the second floor, doors to four of the bedrooms and doors to the bathroom and separate wc.

Three of these bedrooms are good-sized double rooms with the fourth making a good nursery or dressing room. Both the bathroom and wc have windows to the side.

The remaining two bedrooms are on the second floor, both with some head height restrictions and the larger of the two having far reaching views over the town.

Outside to the front, there is a small area of garden with stone wall boundary. To the rear there is a walled courtyard garden with shed and gate giving access to a rear service lane. This courtyard could be converted to parking subject to any necessary permissions.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: ///podcast.convinced.generals **Council Tax Band:** B

Broadband and mobile coverage: We understand 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 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 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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