College Close

Minehead TA24 6SX

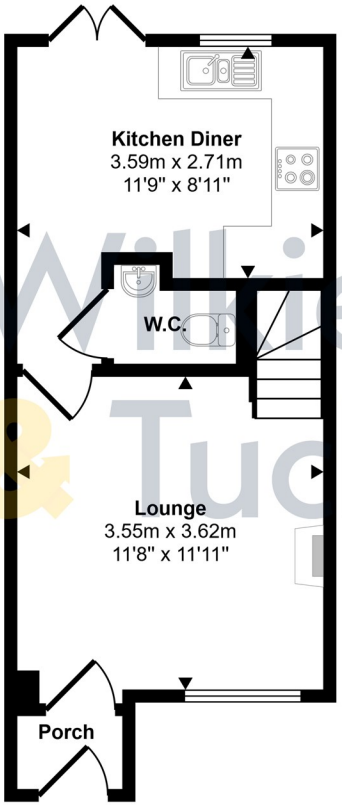
Price £225,000 Freehold

2 | 1 | 1 | C EPC

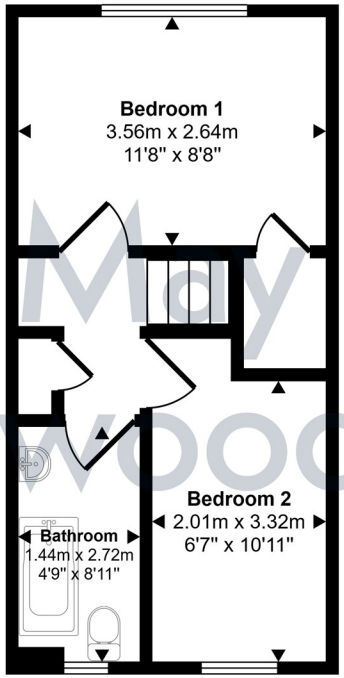
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
55 sq m / 589 sq ft



Ground Floor
Approx 28 sq m / 301 sq ft



First Floor
Approx 27 sq m / 289 sq ft

Willie May & Tuckwood

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 well maintained, two-bedroom mid-terrace house situated within a popular development on the outskirts of Minehead offered for sale with NO ONWARD CHAIN.

- Popular development on the outskirts of Minehead
- Garage to the rear with off road parking space
- Gas fired central heating and double glazing
- Level garden to the rear
- NO ONWARD CHAIN

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, a cloakroom, a garden to the rear and a garage with parking space close by.

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

This is a good-sized room with window to the front and stairs to the first floor.

A door leads through to a small lobby area with door to the fitted cloakroom and access to the kitchen diner.

This is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven with gas hob and extractor hood over and space with plumbing for a washing machine. There is also a window to the rear and French doors opening out to the garden.

To the first floor there is a landing area with storage cupboard and doors to the two bedrooms and bathroom. One bedroom has an aspect to the rear with storage cupboard and the other has an aspect to the front. The bathroom is fitted with a three piece suite and has an obscured window to the front.

Outside to the front there is a pathway leading to the front door with low hedge boundary.

To the rear of the property there is a patio area immediately outside of the kitchen diner with the remainder of the garden laid to lawn with shrubs and a fenced boundary. At the bottom of the garden there is a personal door into the garage.

The garage is located to the rear of the property with parking space in front.

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: ///carting.tentacles.sizzled **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: Low **Rivers and the Sea:** High 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 13th October 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.

Tel: 01643 704400

Wilkie May & Tuckwood 6 Wellington Square, Minehead, Somerset,

TA24 6NH