



Dugdale Street

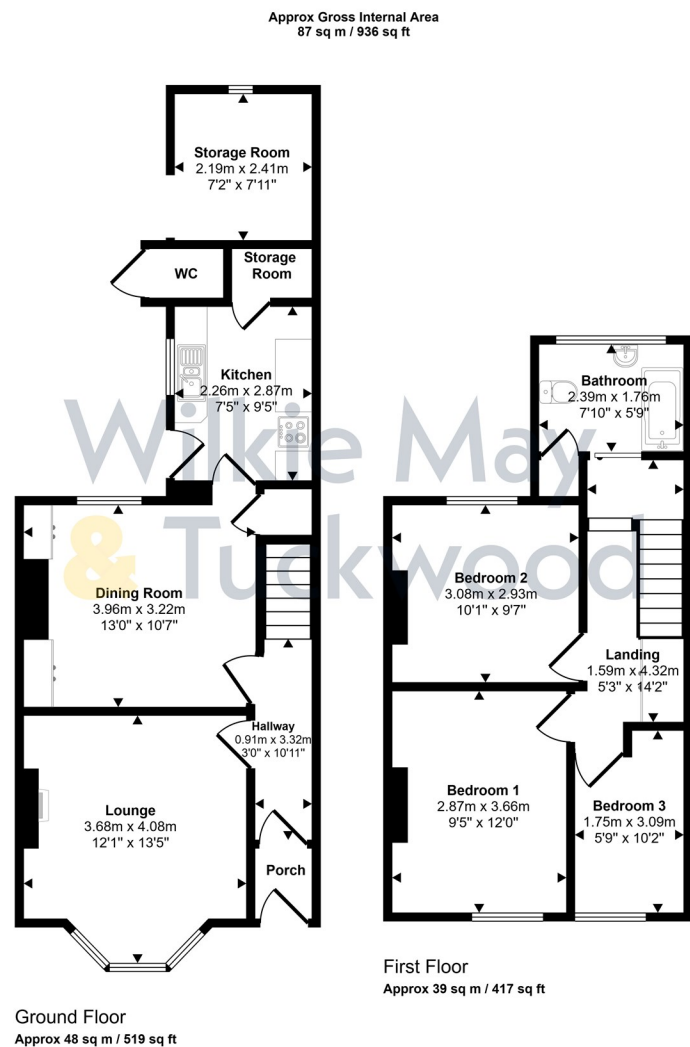
Minehead TA24 5EH

Price £189,950 Freehold



**Wilkie May
& Tuckwood**

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.

Description

A two reception room, three-bedroom end-of-terrace house located conveniently for Minehead town centre and offered for sale with NO ONWARD CHAIN.

- Within easy reach of town centre amenities
- In need of general updating
- Gas fired central heating and double glazing
- Garden to the rear
- NO ONWARD CHAIN



Of stone construction under a pitched roof and although in need of general updating, the property does benefit from gas fired central heating and double glazing throughout, a garden to the rear and the potential to create off road parking subject to necessary consents.

The accommodation comprises in brief: entrance through front door into a porch with door through to the hallway which has stairs to the first floor and doors to the lounge and dining room.

The lounge is a good-sized room to the front of the property with bay window and fireplace. The dining room has an aspect to the rear, an understairs storage cupboard and door through to the kitchen which has a window to the side, door to the garden and a door to a useful storage room.



To the first floor there is a landing area with doors to the bedrooms and bathroom.

Two of the bedrooms have aspects to the front and the third has an aspect to the rear. The bedroom is fitted with a three-piece suite and has a window to the rear and a fitted cupboard which houses the gas fired boiler.

Outside to the front there is a small area of courtyard with stone walled boundary. To the rear there is a good-sized garden with areas laid to lawn, a good-sized storage shed and a gardener's wc. There is also gated side access to the lane which runs alongside the house and garden. There is the potential to create off road parking (subject to any necessary consents) accessed from this side lane.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://efficient.supermarbles.co.uk/>

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: 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/>

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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 avoidable 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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