





Goosander Close

Minehead TA24 6UN

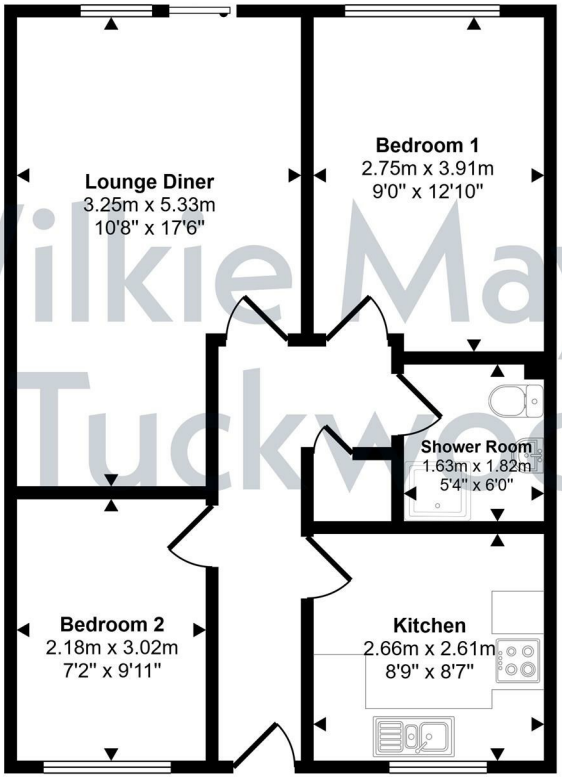
Price £210,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
52 sq m / 564 sq ft



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.

WM&T

Description

OFFERED FOR SALE WITH NO ONWARD CHAIN - an attractive two-bedroom terraced bungalow with off road parking and pretty rear garden.

- Popular residential area on the outskirts of Minehead
- Within easy reach of amenities
- Off road parking spaces to the front
- Attractive rear garden
- NO ONWARD CHAIN





Of cavity wall construction under a pitched roof, this attractive mid-terrace bungalow benefits from gas fired central heating and double glazing throughout, off road parking for two cars to the front and an attractive garden to the rear.

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

The lounge diner is a good-sized L-shaped room with sliding patio doors opening to the garden and ample space for a dining table and chairs in addition to a suite.

The kitchen is to the front of the property and fitted with range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for a slot in electric cooker, space for a tall fridge freezer and space with plumbing for a washing machine. The kitchen also has a window to the front and houses the gas fired boiler.

There are also two bedrooms, one with an aspect to the front and one to the rear with pleasant views over the garden.

The shower room is fitted with a three piece suite comprising corner walk-in shower, wash hand basin and wc.

Outside to the front there is a driveway providing off road parking for two vehicles. To the rear there is an attractive level garden predominantly laid to lawn with flower borders, a patio area and a shed. There is also a rear access gate.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: ///cheaply.clinic.vision **Council Tax Band:** C

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/

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 21st 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.

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