



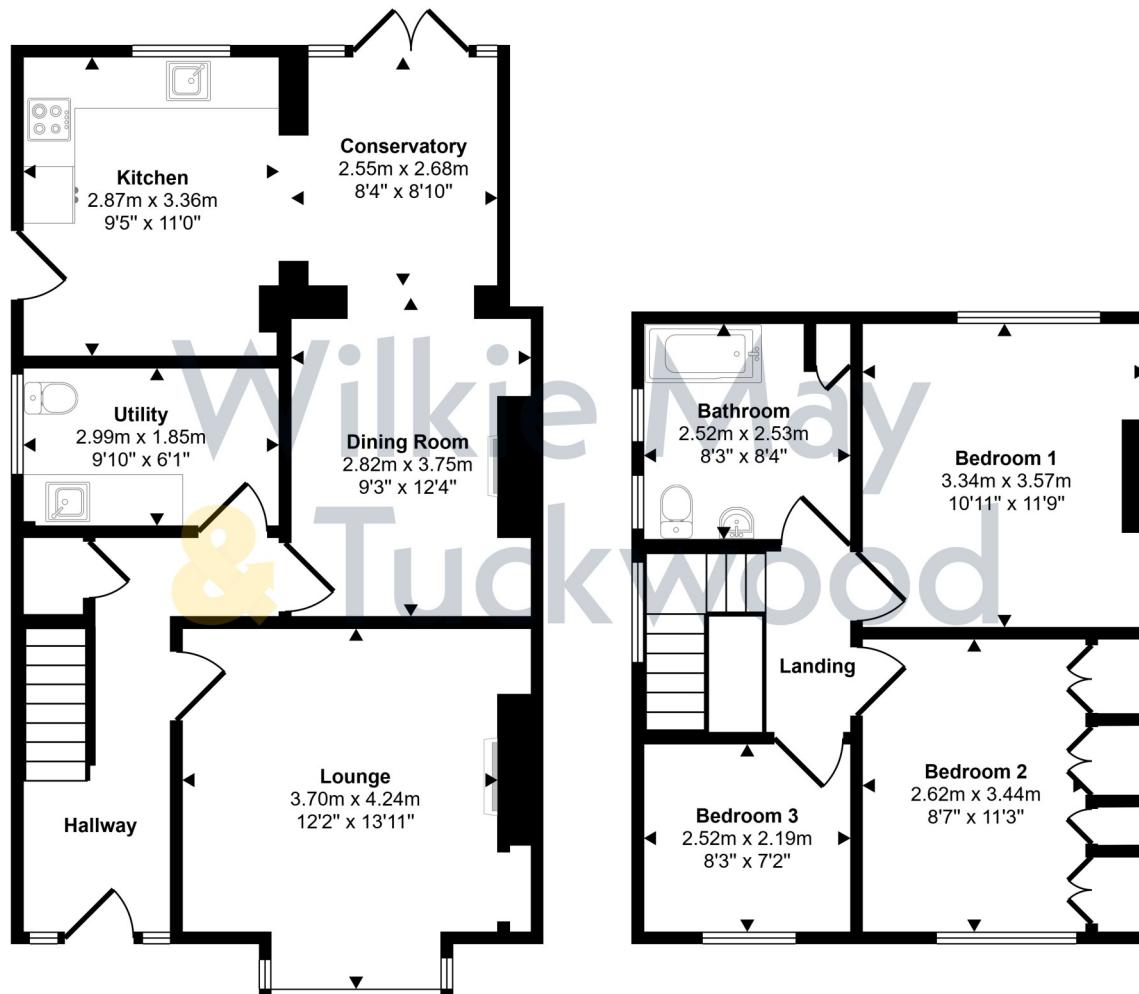
Poundfield Road
Minehead, TA24 5EP
Price £350,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
104 sq m / 1118 sq ft



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 well-presented three-bedroom semi-detached house situated within a popular residential area equidistant between the shops, schools and other amenities available in Alcombe and Minehead town centre.

Of cavity wall construction under a pitched roof, this spacious property benefits from gas fired central heating, double glazing throughout, downstairs WC and utility room as well as potential for off road parking.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Potential for off-road parking
- 3 bedrooms
- Modern handmade kitchen
- Beautiful gardens
- Double glazing throughout
- Gas central heating
- Ground floor WC and utility



5 Poundfield Road provides a welcoming entrance into a bright and modern hallway, with stairs rising to the first floor. To the right, you are greeted by a generously proportioned lounge, filled with natural light from a bay window fitted with bespoke shutter blinds. This charming room features a log-effect gas fire, built-in wall shelving.

Continuing through the hallway, there is useful understairs storage and a separate door leading to a practical downstairs WC and utility space. The utility area benefits from a sink with countertop, plumbing for a washing machine and tumble dryer, and additional storage. To the rear of the property, a second reception room offers versatile space ideal for use as a dining room, snug, or home office. This room features a blocked-off fireplace, adding character, and flows beautifully into a light-filled modern conservatory with French doors to the rear garden. The conservatory, in turn, opens into a stunning open-plan kitchen/dining area. The kitchen is handmade and thoughtfully designed, complete with a Belfast sink overlooking the rear garden, an induction hob, built-in oven, and space for a freestanding fridge-freezer.

Upstairs, the light and airy feel continues and there is a stylish family bathroom, comprising a modern WC and washbasin set within a vanity unit, a panelled bath with shower over, built-in cupboard space, and a heated towel rail. The principal bedroom is a spacious, double with ample room for fitted or freestanding wardrobes, and enjoys a lovely rear aspect overlooking the garden. The second bedroom is also a large double, featuring generous fitted wardrobe space. Bedroom three is a single room, perfect for use as a home office or study.

Externally, the rear garden is a particular highlight. Beautifully landscaped, it includes a decked seating area, gravelled sections, a lawn, and a dedicated space for a vegetable patch, all surrounded by mature trees and shrubs. There is also a timber shed, brick shed and side access path. There is also the potential to create off-road parking, subject to necessary consents.

This wonderful home offers well-balanced accommodation, modern touches, and outdoor space ideal for both relaxing and entertaining.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

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

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: //confusion.blacken.hexes Council Tax Band: C

Broadband and mobile coverage: We understand that there is limited 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:** Medium 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.

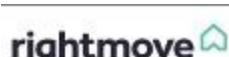
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves 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

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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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