Lower Meadow Road

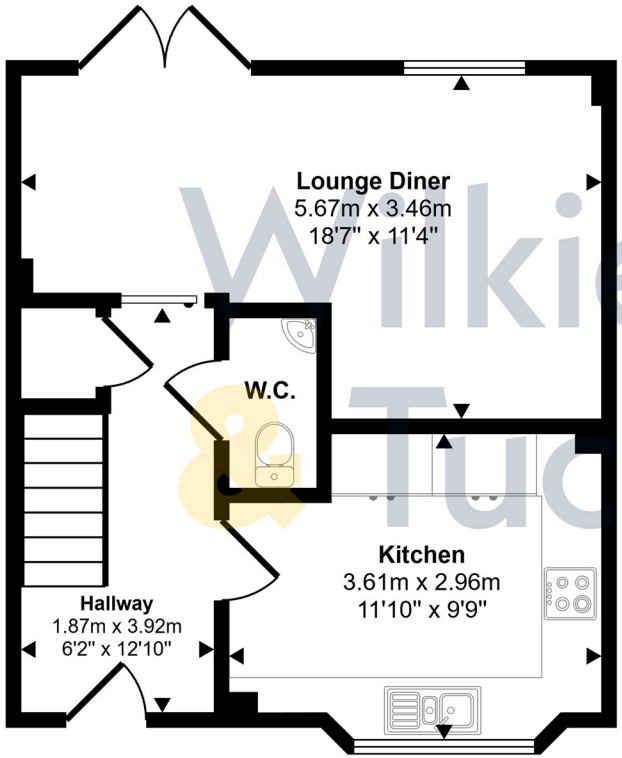
Minehead TA24 6AN

Price £289,950 Freehold

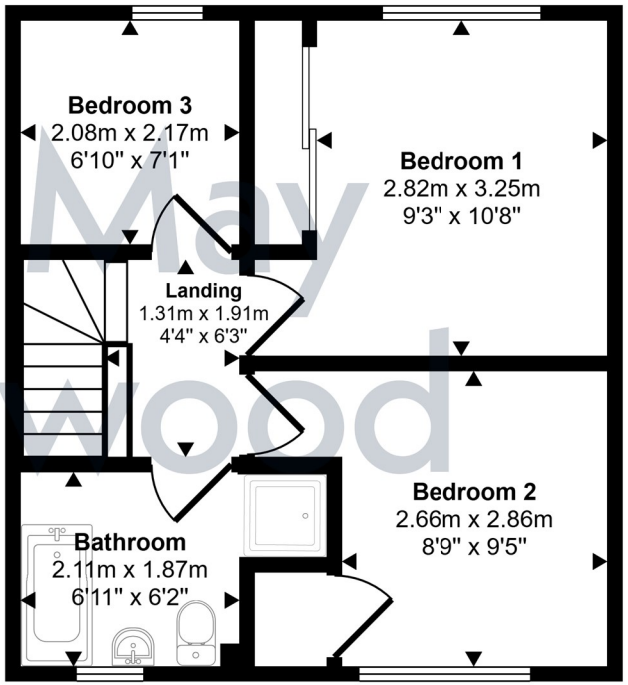
3 | 1 | 1 | B EPC

Wilkie May & Tuckwood

Floorplan



Ground Floor



First Floor

Wilkie 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

MODERN HIGH SPEC THREE-BEDROOM SEMI-DETACHED HOUSE - situated within easy reach of Alcombe's shops, schools and other amenities. Internal viewing is highly recommended to appreciate all this house has to offer.

- Designed for exceptionally low maintenance and running costs
- Roof integrated solar photovoltaic system
- Underfloor heating throughout the ground floor
- Integrated kitchen appliances
- Off road parking and courtyard garden

Constructed in 2025 by well-respected local developer Heigard Limited, this quality property has been designed for modern, low cost living in mind with a solar photovoltaic system, Samsung air-source heat pump system and zoned wet underfloor heating throughout the ground floor. Other benefits include a fitted burglar alarm, a Ring video doorbell and the remainder of a 10-year structural warranty.

The ground floor has been tiled throughout and the first floor has engineered oak flooring to the bedrooms and landing.

The accommodation comprises in brief: front door into a spacious hallway with stairs to the first floor, understairs cupboard, door to a fitted cloakroom, sliding door into the lounge diner and door into the kitchen.

The kitchen is to the front of the house and has been fitted with an extensive range of wall and base units, quartz composite one and half bowl sink and drainer incorporated into work surface and fully integrated appliances including an induction hob and instant boiling water tap.

The good-sized lounge diner is to the rear of the property with French doors opening to the courtyard garden and window.

From the first floor landing, doors open to the three bedrooms and bathroom. There is also access to the partially boarded loft which has a drop down ladder and lighting.

Bedrooms one and three have aspects to the rear, whilst bedroom two has an aspect to the front with pleasant views along Alcombe Road towards the surrounding hills. The bathroom is fitted with a modern four piece suite with window to the front.

Outside to the front there is off road parking for two vehicles. The courtyard garden to the rear can be accessed either from the dining area or via a rear gateway and has been paved for ease of maintenance with walled and high fenced boundaries affording a good degree of privacy. There is also a pretty raised flower bed.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage and electricity are connected.

Local Authority: Somerset Council, Taunton TA1

Property Location: ///leaky.swims.remotes **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/

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