



Cher

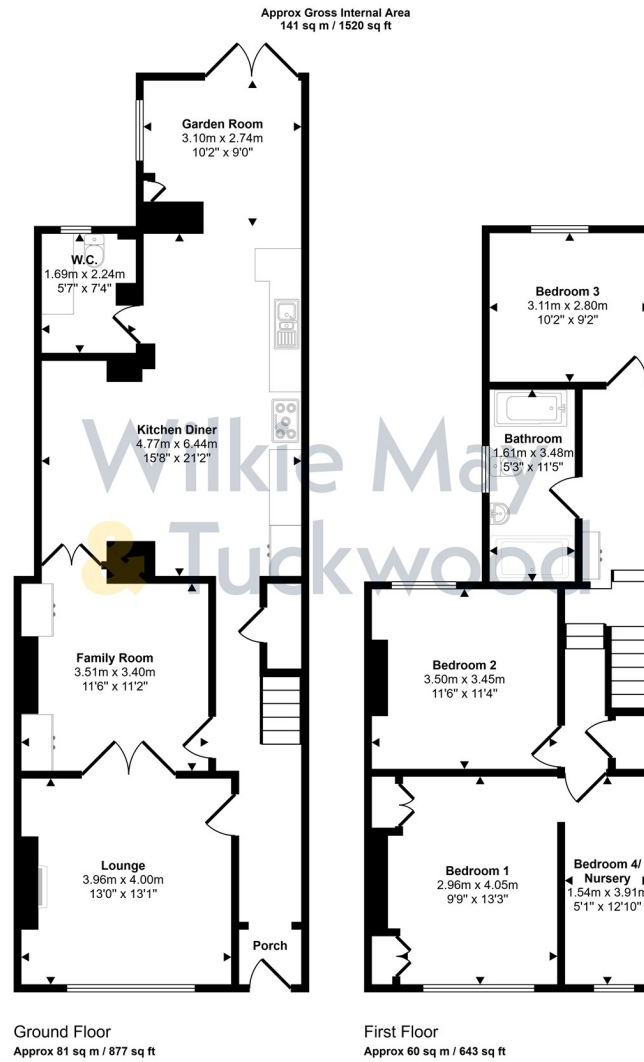
Minehead TA24 5EN

Price £325,000 Freehold

			
4	2	1	EPC

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 beautifully presented, extended and fully updated, three/four-bedroom mid-terrace house situated within easy reach of town centre amenities.

Of stone construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a modern kitchen and bathroom, a utility/cloakroom and low maintenance garden to the rear. There is also the potential to create parking to the rear.

- Extended and fully updated by current owners
- Modern kitchen and bathroom
- Low maintenance rear garden
- Within easy reach of town centre amenities
- Potential to create parking to the rear



The accommodation comprises in brief: entrance through front door into a porch which leads through to a hallway with stairs to the first floor, under stairs storage cupboard, doors to the lounge and family room and open access to the kitchen diner.

The lounge is a very attractive room to the front of the property with feature fireplace, built-in dresser style unit and ceiling coving.

Partially glazed double doors open to the family room which has two built-in cupboards and partially glazed double doors into the kitchen diner.

The kitchen has been beautifully fitted with a comprehensive range of wall and base units, ceramic sink and drainer incorporated into the work surface and integrated double range cooker with extractor hood over. There is also ample space for an American style fridge freezer. The dining area is a lovely cosy area lit by two velux windows.

From the kitchen, a door opens to the fitted utility room/cloakroom. There is also open access to the garden room which has a cupboard housing the gas fired boiler, a



window to the side and double doors opening out to the garden.

To the first floor there is a half landing with steps up to the rear of the house with door to the third bedroom and to the bathroom which has been fitted with a modern four piece suite. Steps carry on up to a further landing area with large storage cupboard and access to the remaining bedrooms. The master bedroom has a window to the front, fitted wardrobes and open access to a small room which could be used as a fourth bedroom, nursery, office or dressing room. The second bedroom has a window to the rear.

Outside, to the front steps rise up from Cher leading to the front door. The front garden has been laid with gravel for ease of maintenance. To the rear, immediately outside the garden room there is a patio area enjoying a good degree of privacy with steps up to the remainder of the garden which, again, has been designed with ease of maintenance in mind with high fenced boundaries and a further seating area.

The property also benefits from vehicular access over the rear privately owned lane. It would be possible to create parking to the rear of the property accessed from this 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://flamenco.quickly clerk Council Tax Band: C>

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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/>

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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 misses) 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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