



Bratton Lane

Minehead, TA24 8SG

Price £425,000 Freehold



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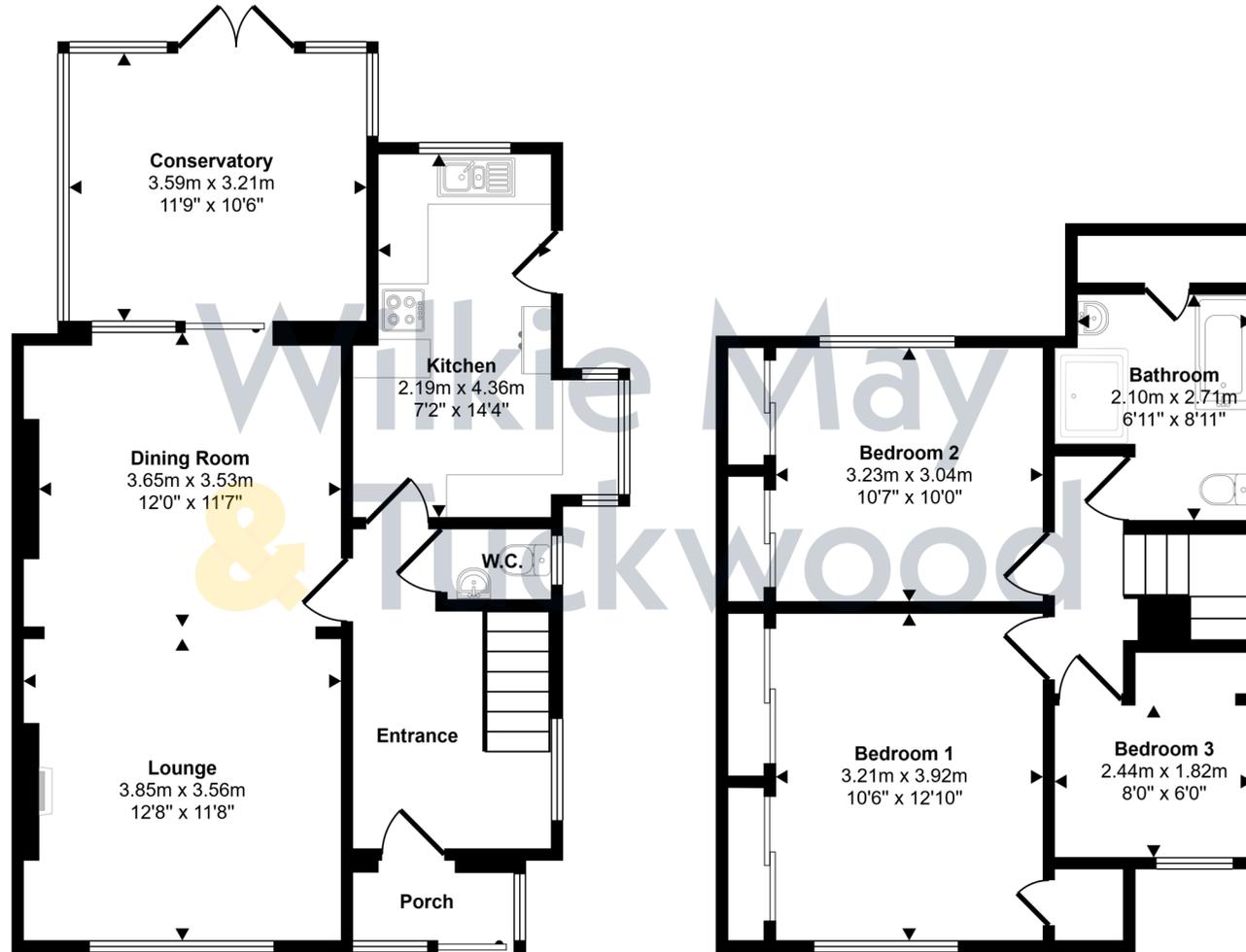
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EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
110 sq m / 1188 sq ft



Ground Floor
Approx 64 sq m / 689 sq ft

First Floor
Approx 46 sq m / 500 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 very attractive three-bedroom semi-detached house situated within the sought after Woodcombe area on the outskirts of Minehead.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a wood burning stove in the lounge, a cloakroom, a conservatory, a newly refitted bathroom, off road parking, good-sized gardens to the front and rear, an attractive cabin in the rear garden and lovely views of the surrounding countryside.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Sought after area of Minehead
- 3 bedrooms
- Off road parking
- Delightful gardens
- Lovely views



Wilkie May & Tuckwood are delighted to be able to offer this very attractive semi-detached house.

The accommodation comprises in brief: entrance through sliding door into a porch with door through to the entrance hall which has doors to the fitted cloakroom, the lounge/diner and the kitchen and stairs to the first floor with window to the side.

The lounge/diner is a lovely, large room with window to the front overlooking the garden and with views towards the surrounding hills, fireplace with inset wood burning stove and sliding door to the rear opening to the conservatory which has French doors opening out to the garden.

The kitchen is a double aspect room with box bay window to the side and window to the rear, both with lovely views and a stable door leading to the garden. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into wooden work surfaces with tiled surrounds, space for slot in cooker with extractor hood over, space for

a tall fridge freezer, space and plumbing for a washing machine and integrated dishwasher.

To the first floor there is a landing area with window to the side and doors to the bedrooms and bathroom. Bedroom one is a large room to the front of the house with fitted wardrobes and lovely views to the surrounding hills. Bedroom two is to the rear with lovely views and fitted wardrobes and bedroom three has an aspect to the front. The bathroom has been fitted with a four piece suite and has a window to the side and door to an eaves storage cupboard.

Outside to the front there is off road parking with a sloping pathway and steps leading to the front door. The remainder of the front garden has been laid to lawn with hedge boundaries. To the side there is gated access to the rear garden which slopes away from the rear of the house and is of a good size, predominantly laid to lawn with two sheds, a large cabin and wonderful views.



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: [///submitted.nooks.enjoy](#) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is good 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

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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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