



Alcombe Road

Minehead TA24 6AZ

Price £259,950 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
132 sq m / 1417 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 well presented, two reception room, three-bedroom end-of-terrace house with the addition of a large attic space situated within easy reach of Alcombe's shops, schools and other amenities.

Of brick cavity wall construction under a pitched roof, this attractive property retains many original features to include fireplaces but also benefits from gas fired central heating and double glazing throughout, a ground floor shower room in addition to a first floor bathroom, a pretty garden to the rear and off road parking for two vehicles.

- Within easy reach of Alcombe's shops and amenities
- Off road parking to the rear
- Attractive level garden
- Useful attic space
- Internal viewing highly recommended



The accommodation comprises in brief: entrance through front door into a porch with door through to the hallway which has stairs to the first floor and doors into the lounge, dining room and kitchen.

The lounge is an attractive room to the front of the property with bay window to the front, stripped wooden floor and feature fireplace.

Behind the lounge is a good-sized dining room with very attractive feature fireplace with original storage cupboards to one side and stripped wooden floor. There is also a door to the rear garden.

The kitchen is fitted with a modern range of wall and base units, Belfast style double sink, work surface with matching upstand and integrated range cooker with extractor hood over. There is also space and plumbing for a washing machine, space for a tumble dryer and space for a tall fridge freezer. There are two windows to the side and French doors opening out to the garden.

Leading from this breakfast area, a door opens into a fitted shower room.



To the first floor there is a good-sized landing area with doors to the bedrooms and bathroom and paddle stairs to the second floor.

Two of the bedrooms have aspects to the front and the third has an aspect to the rear. The bathroom is fitted with a modern three piece suite and has a storage cupboard and window to the rear.

On the second floor there is a large attic space with velux window, some head height restriction and doors to eaves storage which could be converted to further accommodation subject to any necessary planning permissions.

Outside to the front there is a small area of garden laid with ease of maintenance in mind with brick boundary wall and path to the front door. To the rear there is a very attractive garden which has a patio area immediately outside the dining room and breakfast area which sweeps around to the rear of the house, an area laid to lawn and a summerhouse. There is also gated access to the off road parking which is accessed over a rear service 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://remember.propelled.connects> Council Tax Band: B

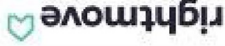
Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

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.somersetweststandtaunton.gov.uk/asp/>

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