West Street

Minehead TA24 5HJ

Price £269,950 Freehold

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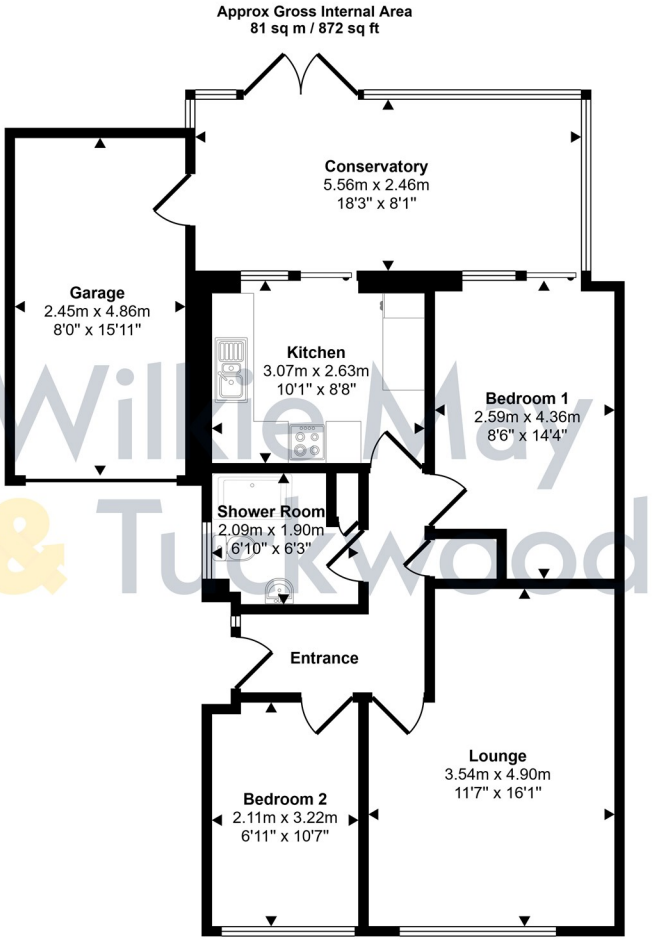
Wilkie May & Tuckwood

Floorplan



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.

WM&T

Description

ATTRACTIVE TWO-BEDROOM SEMI-DETACHED BUNGALOW - with garage, off road parking, attractive rear garden and lovely views.

- Two bedroom semi-detached bungalow
- Popular residential area of Minehead
- Lovely views from the rear towards North Hill
- Attractive rear garden
- Garage, car port and off road parking
- NO ONWARD CHAIN

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, off road parking, a car port and attached garage, a good-sized conservatory, a pretty rear garden and lovely views from the rear towards North Hill.

The accommodation comprises in brief: entrance to the side of the property into a hallway with airing cupboard and doors to the lounge, kitchen, bedrooms and shower room.

The lounge is a good-sized room with a pleasant aspect to the front. The kitchen is to the rear of the property and is fitted with a range of wall and base units, one and a half bowl sink and drainer incorporated into work surface with matching upstands, space for a slot-in gas cooker with extractor hood over, and space for an under-counter fridge. There is also a window and sliding door into the conservatory.

The conservatory has been glazed on two sides with French doors opening to the garden and a personal door into the garage.

There are also two bedrooms, one with a window and sliding door into the conservatory and the other with an aspect to the front.

The shower room is fitted with a suite comprising shower cubicle, wash hand basin and low level wc. There is also a window to the side and storage cupboard.

Outside to the front there is a driveway providing off road parking leading to the car port and attached garage, with the garage housing the gas fired boiler. The remainder of the front garden has been laid with gravel for ease of maintenance. To the rear there is a pretty garden with an area laid to lawn, gravelled areas, flower bed and lovely views towards North Hill. There is also a garden shed and fenced boundaries.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: ///ducks.bring.months **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:** 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/

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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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