



Alcombe Road

Minehead TA24 6AZ

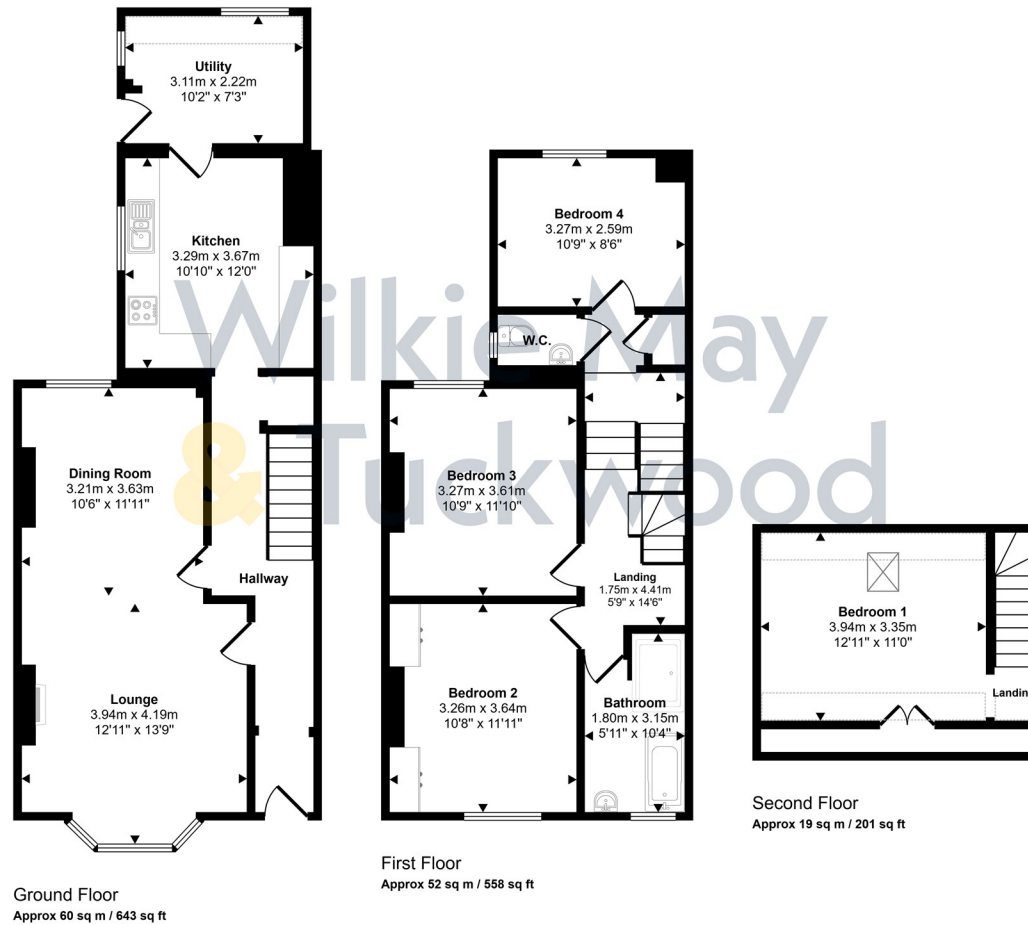
Price £285,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
130 sq m / 1403 sq ft



Denotes head height below 1.5m

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, four-bedroom terraced house situated within easy reach of Alcombe's shops, schools and other amenities.

Of brick construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a large lounge diner with open fire place, a modern kitchen with utility room, a recently re-fitted bathroom, off road parking for up to three vehicles and a low-maintenance rear garden.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

- Within easy reach of Alcombe's amenities
- Spacious four-bedroom house
- Off road parking to the rear
- Modern kitchen with utility
- Low maintenance garden



Wilkie May & Tuckwood are delighted to be able to offer this spacious family home.

The accommodation comprises in brief: entrance through front door into hallway with attractive partially tiled and partially wood effect flooring, stairs to the first floor and door into the lounge dining room.

The lounge dining room is a very attractive room with windows to the front and rear, wood effect flooring and fireplace with open fire.

At the end of the hallway there is access to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven with hob and extractor hood over and integrated dishwasher. There is also a window to the side.

From the kitchen, a door leads through to the utility room which has windows to the rear and side, door to the garden, space for a tall fridge freezer, space and plumbing for a washing machine and houses the gas fired boiler.

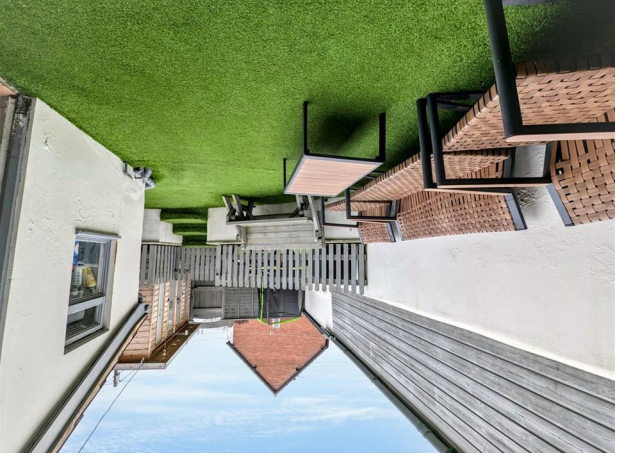
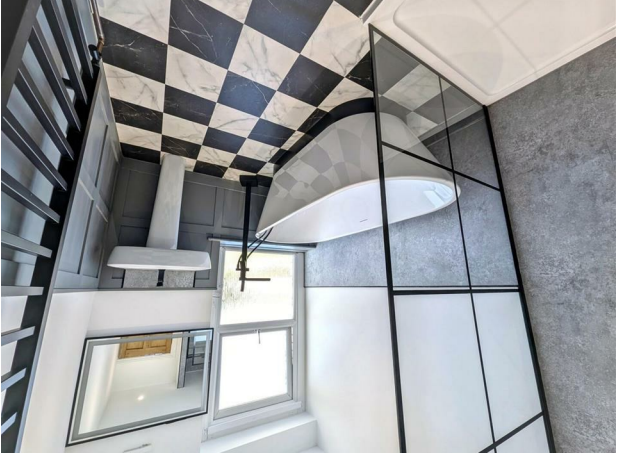


To the first floor there is a landing area with stairs to the second floor, office space, storage cupboard and doors to three of the bedrooms, bathroom and separate wc.

One of the bedrooms has an aspect to the front and two, to the rear. The bathroom is fitted with a modern suite comprising bath, separate shower cubicle and pedestal wash hand basin. The separate wc is adjacent to bedroom four with wash hand basin and window to the side. There is also a storage cupboard opposite.

To the second floor, the stairs open to the master bedroom which has a velux window and eaves storage.

Outside to the front there is a small area of garden laid for ease of maintenance. To the rear there is a low-maintenance garden with a summerhouse with light and power currently used as a treatment room. A gate at the back of the garden opens 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, Deane House, Belvedere Road, Taunton TA1

Property Location: <http://named.sued.handrill> Council Tax Band: B

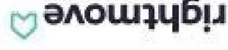
Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.gov.uk/>.

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 1998. 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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