



The Dell

Minehead, TA24 5EZ

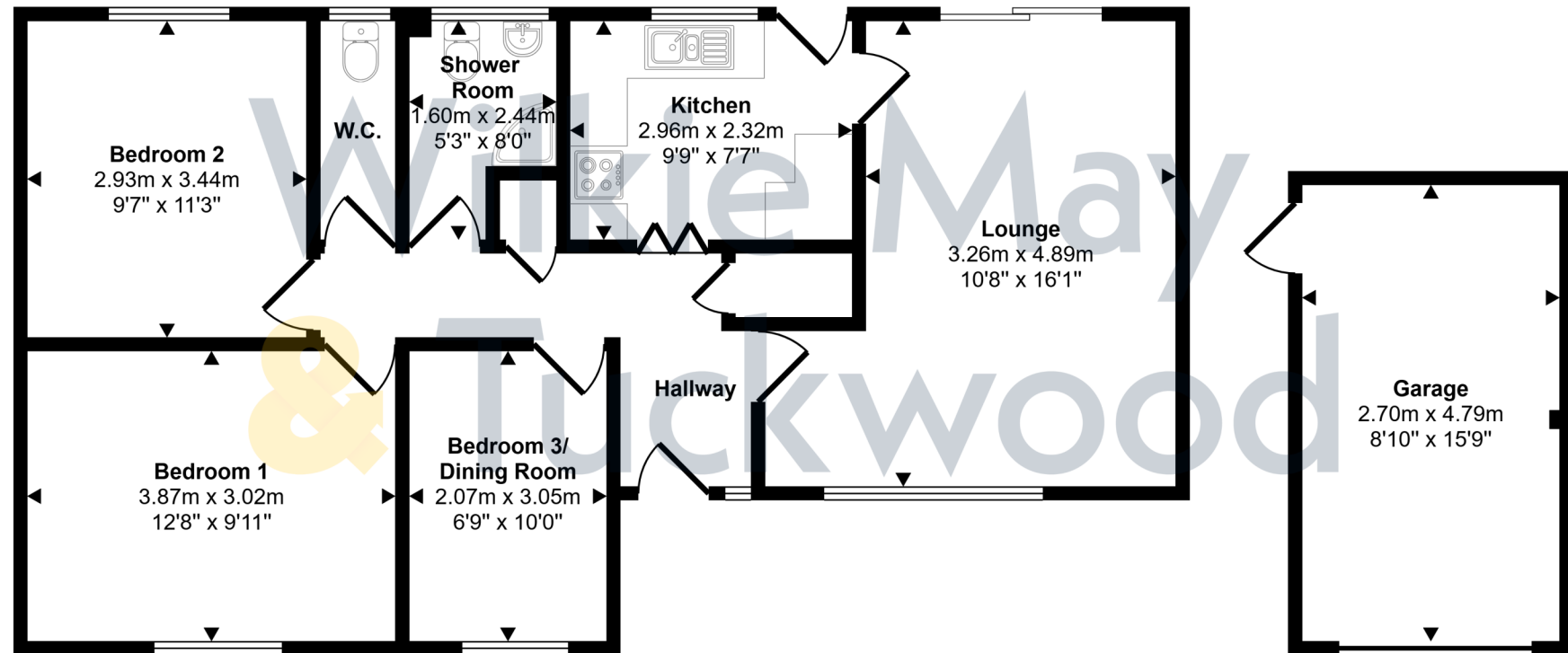
Price £325,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
83 sq m / 889 sq ft



Floorplan

Approx 70 sq m / 750 sq ft

Garage

Approx 13 sq m / 140 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

Tucked away within a small cul-de-sac of just four properties, is this delightful, three-bedroom detached bungalow enjoying magnificent views over the town towards the coast and surrounding countryside.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a detached garage with off road parking and good-sized garden designed to enjoy the wonderful views.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Cul-de-sac location
- 3 bedrooms
- Detached garage with parking
- Good-sized garden
- Wonderful views



Wilkie May & Tuckwood are delighted to be able to offer this delightful property.

The accommodation comprises in brief: entrance through front door into hallway with two storage cupboards and doors to all rooms.

The lounge is a large L-shaped room with window to the front and sliding doors to the rear leading out to the garden. There is also a door leading into the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for slot-in gas cooker, space and plumbing for washing machine and space for an undercounter fridge. There is also a door out to the hallway, a door to the garden and a window overlooking the garden.

There are also three bedrooms, one currently used as a dining room. Bedrooms one and three have aspects to the front and bedroom two has an aspect to the rear with

lovely views over the garden. The shower room is fitted with a suite comprising corner shower cubicle, pedestal wash hand basin and low level wc. There is also an obscured window to the rear. Alongside the shower room there is an additional wc also with obscured window to the rear.

Outside, the property is approached over a driveway providing off road parking for several vehicles leading to the detached garage which has a personal door to the rear garden. The remainder of the front garden is laid to lawn. The rear garden is a particular feature of this property and is predominantly laid to lawn with inset flower beds and enjoying wonderful views over the town towards the Bristol Channel and the surrounding hills. There is also a summerhouse positioned to take full advantage of the views and a shed.



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: ~~///political.formless.premiums~~ **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is good 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/>

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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