



## Spring Gardens

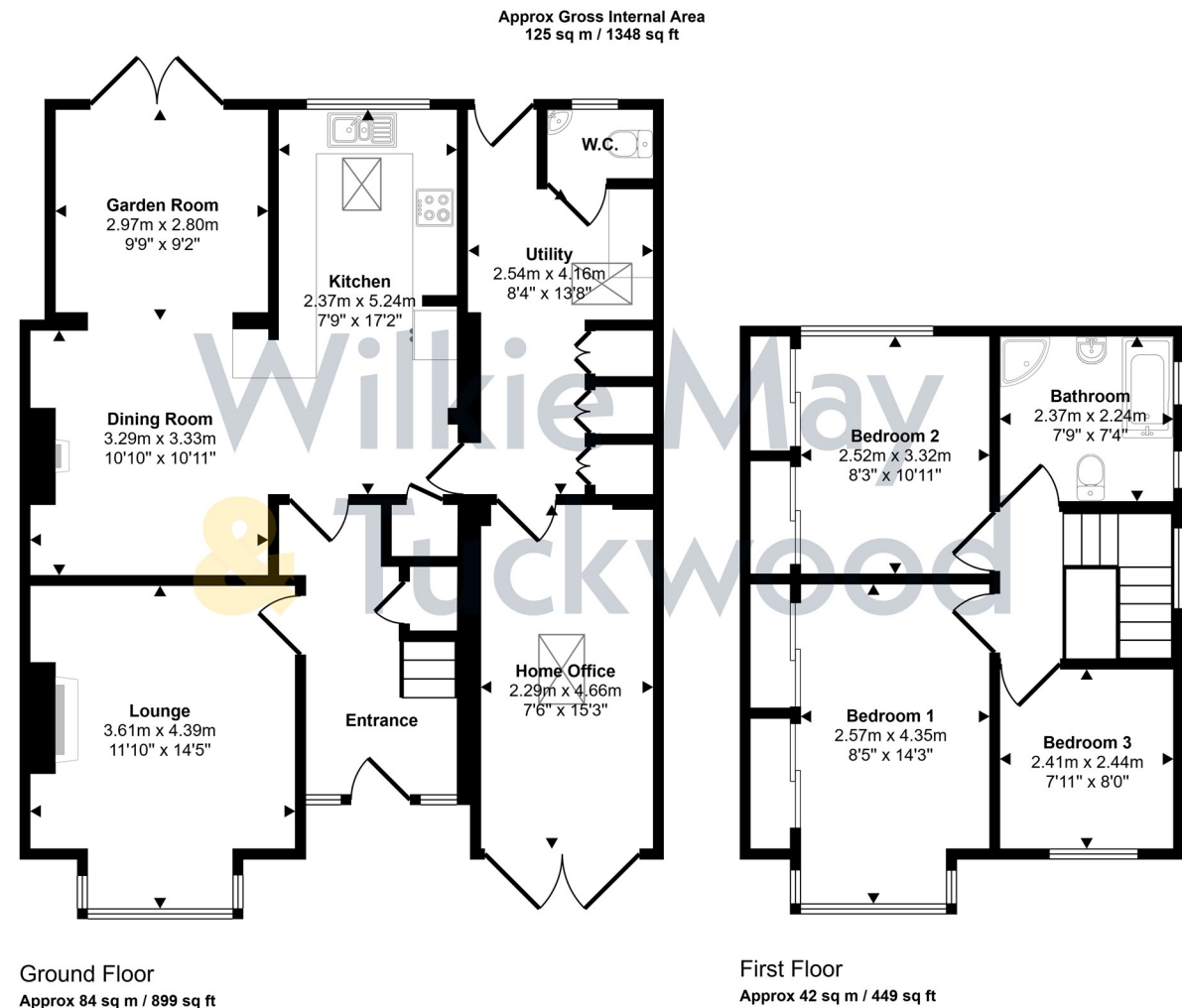
Minehead TA24 6BH

Price £385,000 Freehold



Wilkie May  
& Tuckwood

# 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.



# Description

**A beautifully presented and extended three-bedroom semi-detached house situated in a quiet cul-de-sac within easy reach of Alcombe's shops, schools and other amenities.**

**Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, a modern kitchen and bathroom, a utility room with cloakroom, a large home office (formerly the garage), off road parking and a level rear garden.**

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

- Beautifully presented and updated family home
- Quiet cul-de-sac location
- Within easy reach of local amenities
- Off road parking to the front
- Level garden to the rear



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

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, under stairs cupboard and doors into the lounge and the remaining ground floor accommodation.

The lounge is an attractive room to the front of the property with bay window and fireplace with inset wood burning stove with slate hearth and shelved alcoves on either side.

There is also a dining room which has a fireplace with inset wood burning stove and wood effect flooring leading into a garden room which has a continuation of the wood effect flooring and French doors opening out to the garden.

The kitchen is a lovely, light room with velux window and window overlooking the garden. It has been fitted with a



modern range of wall and base units, sink and drainer incorporated into wooden work surface, integrated double oven and space for tall fridge freezer. From the kitchen, a door leads through to the spacious utility room which has a door to the garden and door to the fitted cloakroom. A door also leads through to the home office, formerly the garage.

To the first floor there is a good-sized landing with window to the side and doors to the bedrooms and bathroom. The master bedroom has a bay window to the front and a range of fitted wardrobes. The second bedroom has an aspect to the rear with lovely views towards North Hill and a range of fitted wardrobes and the third bedroom has an aspect to the front. The bathroom is fitted with a modern four piece suite.

Outside to the front there is a block paved driveway providing off road parking for two to three vehicles. To the rear there is a level garden predominantly laid to lawn with a patio area immediately outside the garden room, a play house and a summer house.



## GENERAL REMARKS AND STIPULATIONS:

### Tenure: Freehold

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

**Local Authority:** Somerset Council, Decane House, Belvedere Road, Taunton TA1

**Property Location:**  <http://worms.trap.siesta> **Council Tax Band: C**

**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:** High 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 whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any MEASUREMENTS AND OTHER INFORMATION all measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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 avoidable 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, 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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