



## Spring Gardens

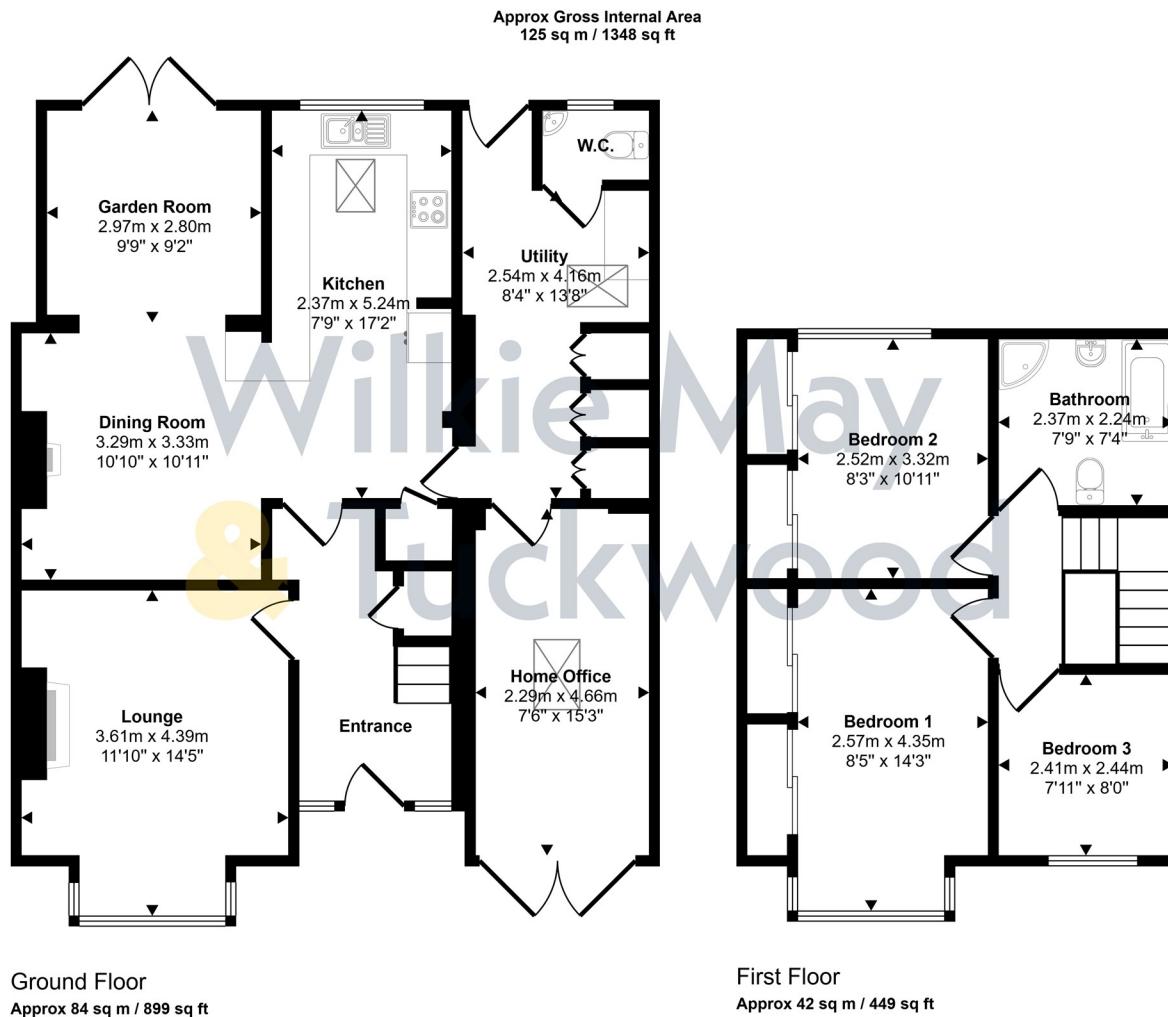
Minehead TA24 6BH

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.

**Planning:** Local planning information is available on <http://www.somersettcounty.gov.uk/asp/>

<http://www.gov.uk/check-long-term-flood-risk>

**Flood Risk: Surface Water:** Very low risk Rivers and the Sea: High risk Reservoirs: Unlike Groundwater: unlikely. We recommend you check the risks on [and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.](https://checker.ofcom.org.uk/)

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 Mbps download and

Property Location: //wortstrap.siesta Council Tax Band: C

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

SESRV1CSES: Mains water, drainage and electricity. Gas fired central heating

### Tenure: Freehold

#### GENERAL REMARKS AND STIPULATIONS:

