



## Alcombe Road

Minehead TA24 6AX

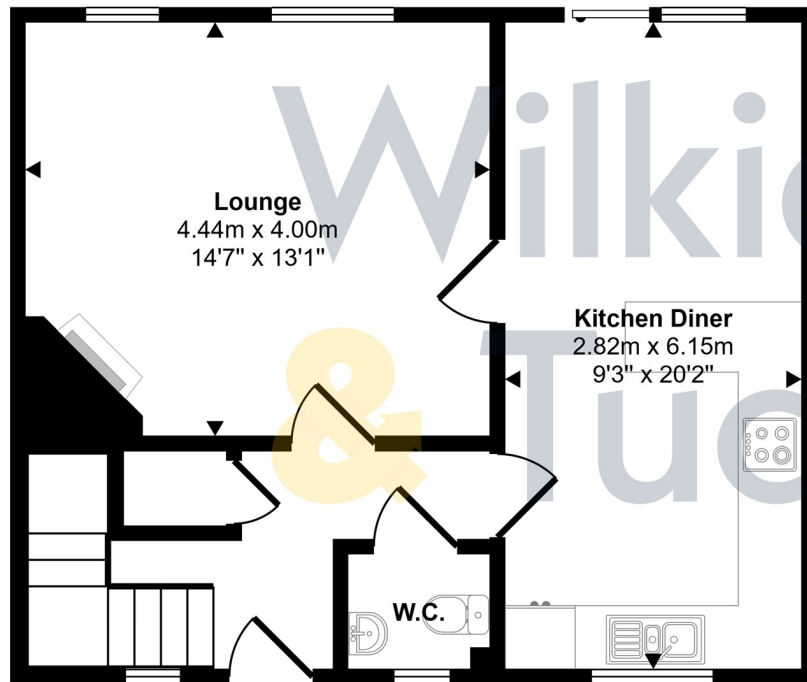
Price £299,950 Freehold



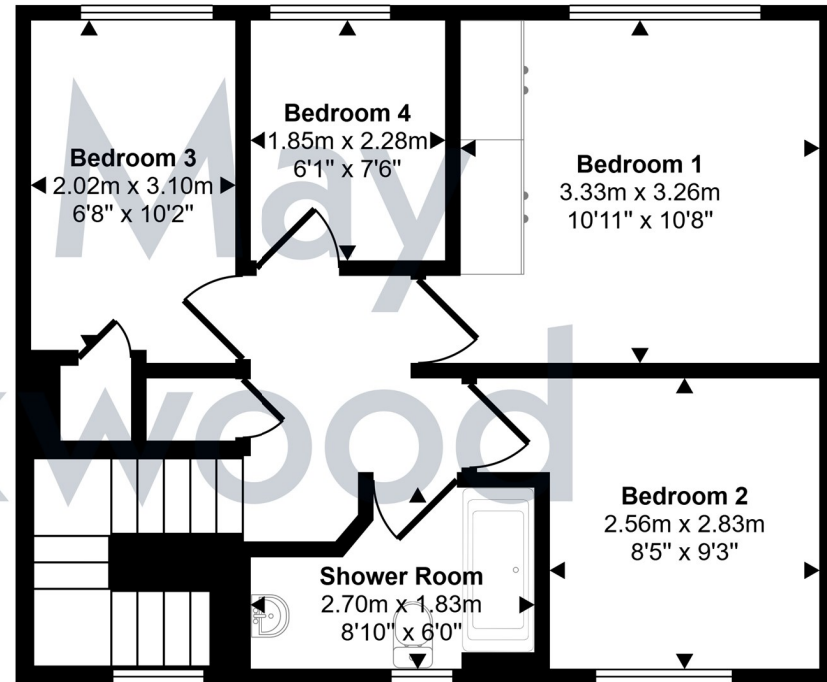
Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
92 sq m / 994 sq ft



Ground Floor  
Approx 46 sq m / 494 sq ft



First Floor  
Approx 46 sq m / 500 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

A well-presented, four-bedroom semi-detached house situated conveniently for 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 cloakroom, a modern kitchen and shower room, gardens to the front and rear and off road parking to the rear.

- Within easy reach of local amenities
- Gardens to the front and rear
- Off road parking to the rear
- Pleasant views from the rear towards Hopcott
- Internal viewing highly recommended



The accommodation comprises in brief: entrance through front door into hallway with storage cupboard, stairs to the first floor, door to the fitted cloakroom and doors to the lounge and kitchen diner.

The lounge is a good-sized room with two windows to the rear overlooking the garden and feature fireplace.

The kitchen diner is a large double aspect room with window to the front and sliding patio door to the rear leading to the garden. The kitchen area is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven with gas hob and extractor hood over, integrated fridge freezer, space and plumbing for a washing machine and space for a tumble dryer. There is also ample space for a dining table and chairs.

To the first floor there is a good-sized landing area with storage cupboard and doors to the bedrooms and shower room.



Three of the bedrooms have aspects to the rear overlooking the garden with pleasant views towards Hopcott. The fourth bedroom is to the front. The shower room is fitted with a modern three piece suite and has an obscured window to the front.

Outside to the front there is a level garden with stone walled boundary and path leading to the front door with areas laid to lawn on either side.

To the rear there is a patio area immediately outside the dining area with the remainder of the garden laid to lawn with flower borders and walled boundaries. Steps lead up to the parking area.

AGENT'S NOTE: There is a management company set up manage the communal garden, parking and refuse area of Premier Court. There is a service charge payable to the management company currently £156.75 per annum.



**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

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

**Local Authority:** Somerset Council, Taunton TA1

**Property Location:** [///dritters.happy.gurgle.com](http://dritters.happy.gurgle.com) Council Tax Band: D

**Broadband and mobile coverage:** We understand that there is 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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