



## Lower Meadow Road

Minehead TA24 6AW

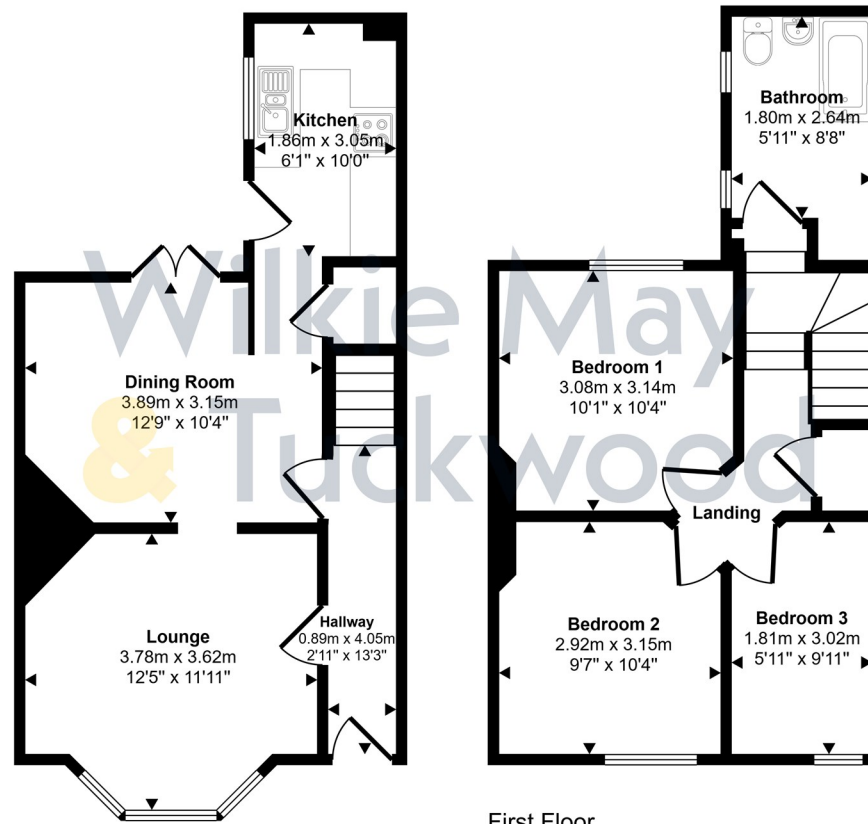
Price £259,950 Freehold



Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
75 sq m / 803 sq ft



Ground Floor  
Approx 38 sq m / 407 sq ft

First Floor  
Approx 37 sq m / 396 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 very well presented three-bedroom mid-terrace house located 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, off road parking to the rear and a level rear garden.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Within easy reach of local amenities
- Off road parking to the rear
- Level rear garden
- Gas central heating and double glazing
- Internal viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this attractive mid-terrace house.

The accommodation comprises in brief: entrance through front door into a hallway with stairs to the first floor and doors into the lounge and dining room.

The lounge is a good-sized room to the front of the house with doorway through to the dining room. This is another good-sized room with wood effect flooring, under stairs cupboard and French doors opening to the rear garden.

From the dining room 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, space for a slot-in cooker with extractor hood over, space for an under counter fridge freezer and space and plumbing for a washing machine. There is also a window to the side and door to the rear garden.



On going up the stairs, there is a half landing with steps up to the fitted bathroom which has two obscured windows to the side. The stairs then carry on up to the first floor landing with doors to the bedrooms. Two of the bedrooms have aspects to the front and the third to the rear.

Outside, the front garden is laid with gravel for ease of maintenance. To the rear there is a level garden with a patio area immediately outside the dining room and a large shed. The remainder of the garden is laid to lawn with flower beds and a pathway leading to a gate at the bottom opening 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://upset.biazed.hillside.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/>.

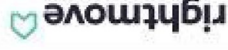
**Flood Risk: Surface Water:** Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks

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

**Planning:** Local planning information is available on <http://www.somersetweststandtaunton.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 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. 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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