



Marshfield Road

Minehead TA24 6AH

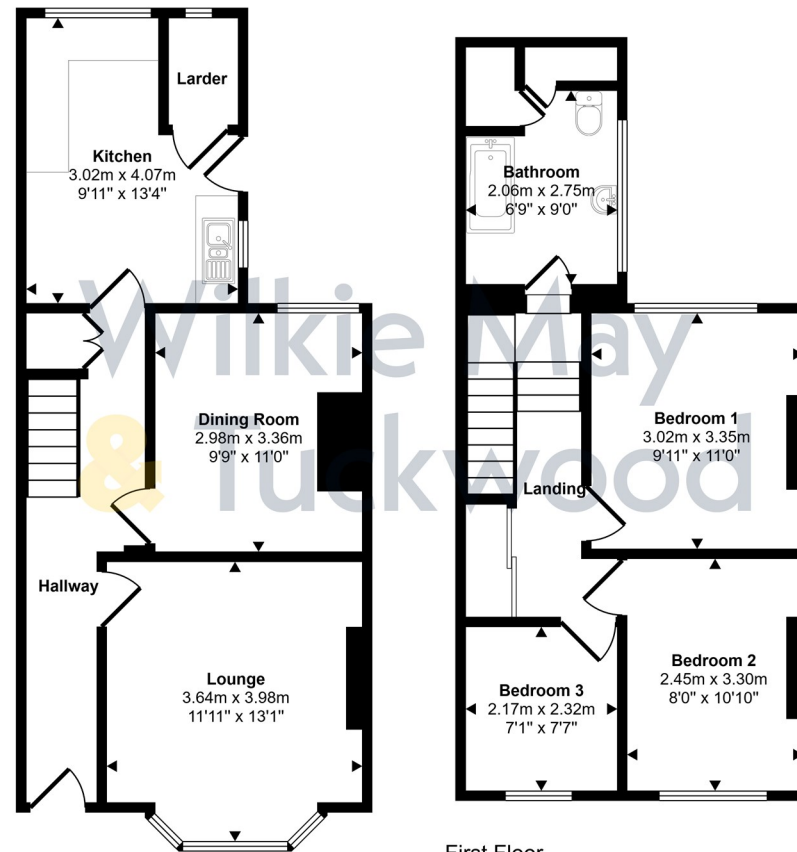
Price £220,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
88 sq m / 947 sq ft



Ground Floor
Approx 47 sq m / 509 sq ft

First Floor
Approx 41 sq m / 438 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 surprisingly spacious, two reception room, three-bedroom mid-terrace house situated conveniently for the shops, schools and other amenities available in Alcombe, offered for sale with NO ONWARD CHAIN.

Of stone construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, a courtyard garden to the rear and the potential to create off road parking to the rear accessed over a service lane.

- Within easy reach of local amenities
- Two reception rooms
- Courtyard garden to the rear
- Potential to create off road parking
- NO ONWARD CHAIN



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

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

The lounge is a good-sized room to the front of the property with bay window to the front and the dining room is another good-sized room with an aspect to the rear.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds. There are also windows to the rear and side, door to the garden and door to a large larder which also has a window to the rear. There is also space for an electric cooker with a cooker hood over, space and plumbing for a washing machine and space for a tall fridge freezer.



To the first floor there is a landing area with storage cupboard and doors to the bedrooms and bathroom. Bedroom one has an aspect to the rear with lovely views towards North Hill. Bedrooms two and three have aspects to the front. The bathroom is fitted with a three piece suite, has a window to the side, a storage cupboard and cupboard housing the gas fired boiler.

Outside, to the front there is a small area of garden with walled boundary and path leading to the front door. To the rear there is a level courtyard garden with gated access to the rear service lane. There is the potential to create off road parking subject to any necessary consents.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, mains drainage, mains electricity and gas fired central heating

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: <http://rjgs.sports.brezes.com> **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

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, references 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 purchaser or lessee 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 warranties 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 which have been sold, let or withdrawn. Photographs taken and details prepared 21st March 2026. 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 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 or 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 feature 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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