King George Road

Minehead TA24 5JD

Price £399,950 Freehold

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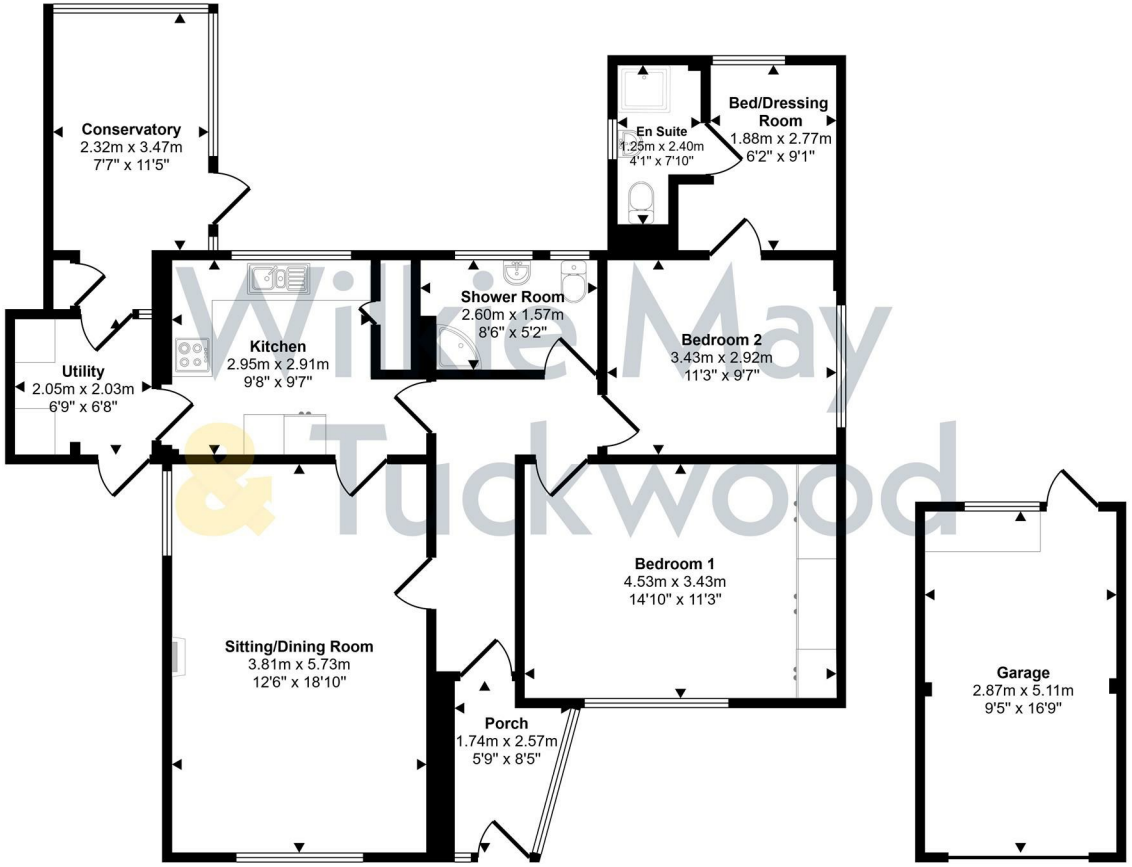
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
116 sq m / 1250 sq ft



Floorplan
Approx 101 sq m / 1092 sq ft

Garage
Approx 15 sq m / 158 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.

WM&T

Description

A BEAUTIFULLY PRESENTED AND COMPREHENSIVELY MODERNISED - detached bungalow, pleasantly situated within this popular residential area, a short walk from Minehead's town centre amenities.

- Beautifully presented and modernised detached bungalow
- Popular area of Minehead with easy reach of the town centre amenities
- Attractive gardens to front and rear
- Garage and off road parking
- Mains gas central heating and double glazing

Of cavity wall construction under a pitched roof, this detached bungalow is offered to the market in beautiful order throughout. The property has benefited from a comprehensive range of modernisation and improvement works, which includes re-wiring and the installation of a conservatory.

The accommodation comprises in brief: entrance to front into a lobby, leading into the main hall, which in turn provides access to the majority of the accommodation.

The sitting/dining room is a lovely, light room that benefits from a dual aspect and feature fireplace, with an inset gas flame effect wood burning stove. To the rear is a part glazed door leading to the kitchen.

The kitchen has been refitted with a range of attractive wall and base units, with Shaker-style doors, stone effect work surfaces and a stainless steel sink, drainer and mixer tap. Integrated appliances are also fitted: a slimline dishwasher; built-in eye level double oven and microwave; four ring gas hob with splashback and extractor hood over. There is a window to the rear and a door leading into the utility room.

This room provides space for a fridge freezer, tumble dryer and space and plumbing for a washing machine. From here a door leads into the conservatory.

The conservatory was added during 2021 and features a solid base with UPVC upper and part-glazed sides and roof. It is heated and leads out into the rear garden.

There are two main bedrooms, one facing to the front and one to the rear. The larger of the two has wall-to-wall built in wardrobes, which includes an airing cupboard. The second has a built-in wardrobe and dressing table. Off the second bedroom is another room that is currently used as an occasional bedroom, or dressing room. Adjacent to this is a shower-room which is fitted with a stylish three piece suite, as well as floor and wall tiles. The main shower-room is a larger version of this and further benefits from having two windows to the rear.

Outside, the property is approached over a nicely re-laid driveway which as well as providing off road parking leads to the garage. There is a good size front garden which is laid to lawn and bordered by well-stocked flower beds. The rear garden is also a good size and as well as lawn and flower beds has a patio and potting shed.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, drainage, electricity and gas

Local Authority: Somerset

Property Location: asleep.daydream.bulbs Council Tax Band: E

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.org.uk/.

Flood Risk: Surface Water: Very Low **Rivers and the Sea:** Medium risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on http://www.gov.uk/check-long-term-flood-risk

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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.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 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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