





Alexandra Road

Minehead TA24 5DP

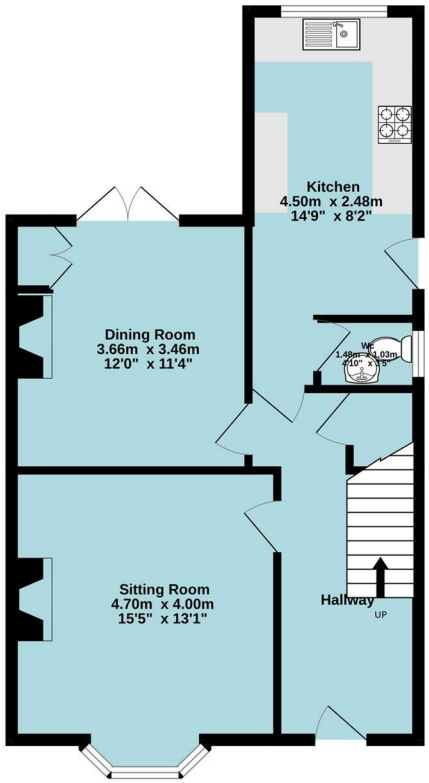
Price £360,000 Freehold

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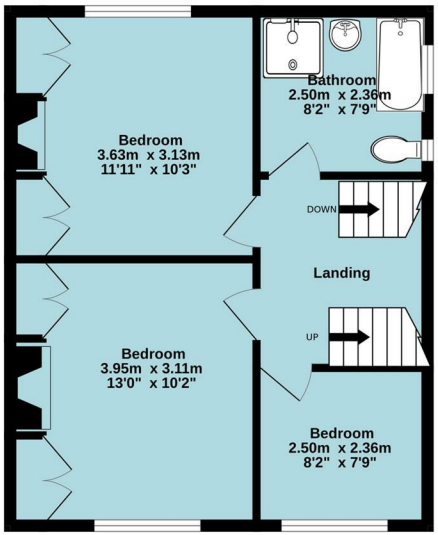
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Floorplan

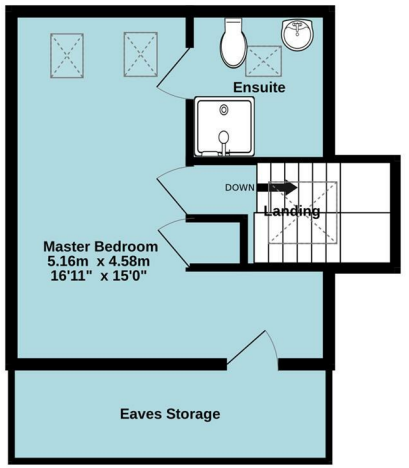
Ground Floor
52.3 sq.m. (563 sq.ft.) approx.



1st Floor
44.9 sq.m. (483 sq.ft.) approx.



2nd Floor
25.5 sq.m. (275 sq.ft.) approx.





TOTAL FLOOR AREA : 122.7 sq.m. (1321 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

AN ATTRACTIVE AND BEAUTIFULLY PRESENTED - four-bedroom home offering spacious and versatile accommodation, charming period features, delightful gardens and sea views

- Within easy reach of town centre amenities
- Two beautifully presented reception rooms
- Four bedrooms, one with en-suite shower room
- Modern kitchen with integrated appliances
- Pretty garden to the rear
- Potential to create off road parking
- NO ONWARD CHAIN





An attractive and beautifully presented four-bedroom home, offering spacious and versatile accommodation over three floors and retaining many charming period features. Boasting two inviting reception rooms, a superb loft conversion with sea views and delightful gardens, the property is offered to the market with the added benefit of NO ONWARD CHAIN.

The welcoming entrance hall features recently installed parquet flooring, continuing into the sitting room, which boasts a bay window allowing plenty of natural light to flood the space and wood-burning stove. A separate dining room, also with a wood-burning stove, has French doors opening onto a covered seating area and the rear garden. A modern kitchen/breakfast room with integrated appliances and cloakroom/WC complete the ground floor.

The first floor offers three good-sized bedrooms and a family bathroom with a four-piece suite.

A particular highlight of the property is the attractive second-floor loft conversion, which provides an impressive principal bedroom suite. This wonderful space comprises a generous double bedroom, an en-suite shower room, fitted storage and a walk-in wardrobe. From this elevated position, lovely views towards the sea can be enjoyed.

Outside, the enclosed front garden offers potential for off-road parking, subject to the necessary consents, with a dropped kerb already in place. The delightful rear garden features two seating areas, a lawn, a brick-built store and a covered seating area adjoining the dining room.

Alexandra Road is conveniently located for Minehead town centre, with its independent shops, cafés, restaurants and amenities. The seafront, beach and beautiful Exmoor National Park are also within easy reach.

Combining character, generous accommodation and an appealing coastal setting, this lovely home is highly recommended for internal viewing.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: ///stadium.crawling.profited **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.org.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.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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