



Ponsford Road

Minehead TA24 5DX

Price £395,000 Freehold

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Wilkie May
& Tuckwood

Floorplan



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 spacious semi-detached residence offering three reception rooms and six bedrooms, conveniently located within easy reach of Alcombe's schools and local amenities, as well as Minehead town centre and the seafront. Of cavity wall construction under a pitched roof, the property benefits from gas central heating, double glazing, off-road parking, and a rear garden.

Internal viewing is highly recommended to fully appreciate the accommodation on offer.

- NO ONWARD CHAIN
- Off road parking
- Six bedrooms, one en-suite
- Semi-detached
- Equidistant between Alcombe and Minehead's amenities



This handsome semi-detached property is approached via the front door into a feature rich entrance hall, with original banister and staircase that highlights the property's period character.

The lounge is a beautifully proportioned space, enhanced by large bay windows that flood the room with natural light, a traditional feature gas fireplace, and original details such as picture rails. To the rear, the dining room enjoys a pleasant outlook over the garden.

A breakfast room, housing the gas boiler, leads seamlessly into the kitchen, which benefits from a dual rear aspect. The kitchen is fitted with a range of wall and base units, integrated fridge and freezer, gas oven and hob, and space for a washer dryer. A side door offers convenient access to the driveway and side of the property, leading through to the rear garden.

The first floor offers four generously sized double bedrooms,



all enjoying aspects to the front or rear. These are served by a modern family bathroom comprising a bath with shower over, wash basin, heated towel rail, and a separate WC.

Occupying the second floor are two further bedrooms. The fifth bedroom is a double room with a front-facing aspect and a well-appointed en-suite bathroom with shower over. The sixth bedroom enjoys elevated rear views across the surrounding hills and offers a versatile space, ideal as a study or additional bedroom, complemented by useful eaves storage.

Externally, the property enjoys a level rear garden, predominantly laid to lawn and complemented by a garden shed. To the front, there is a paved garden area, while to the side, gated off-road parking provides space for two to three vehicles and leads to the rear of the property.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

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

Property Location: <http://casino.mixture.reporters/council-tax-band>

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 1000 Mbps download

and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: 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 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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