

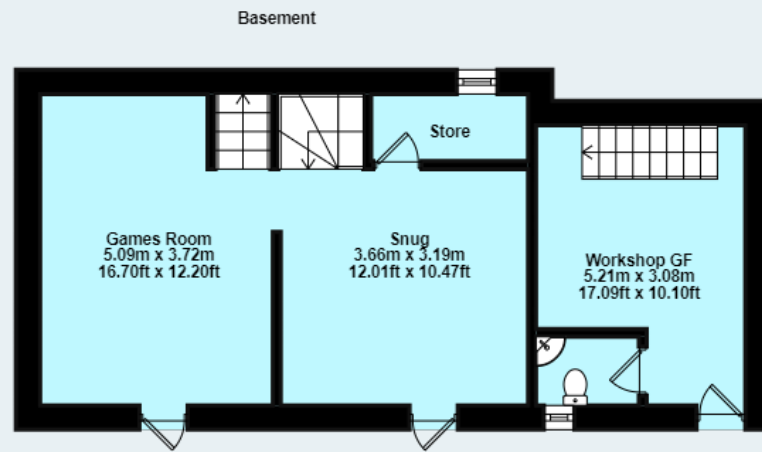


**Brook Street, Alcombe,**  
Minehead, TA24 6BP  
£425,000 Freehold

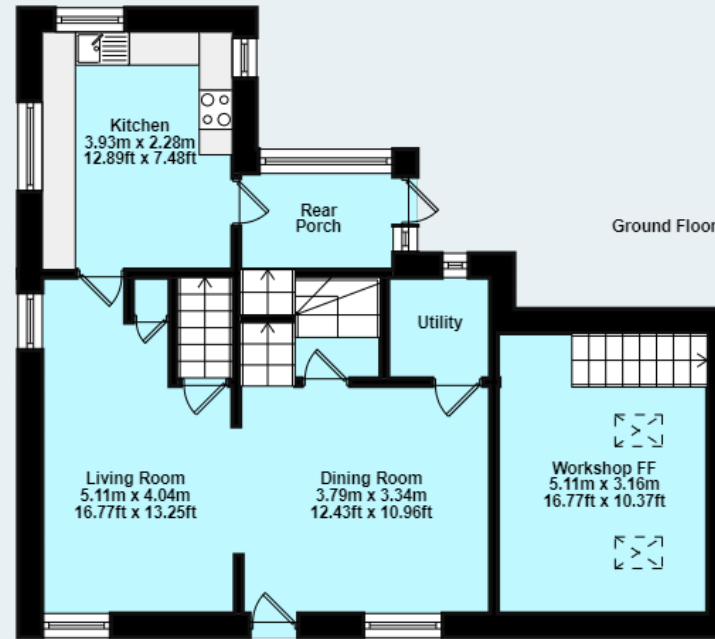
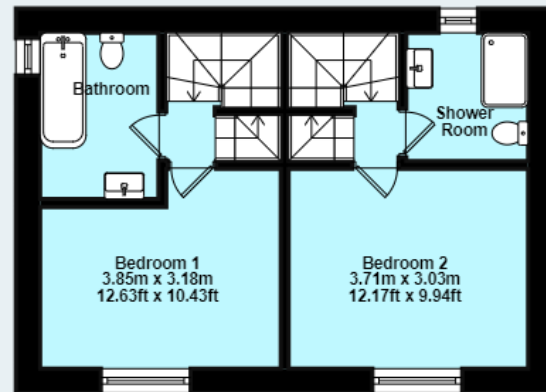
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**Wilkie May  
& Tuckwood**

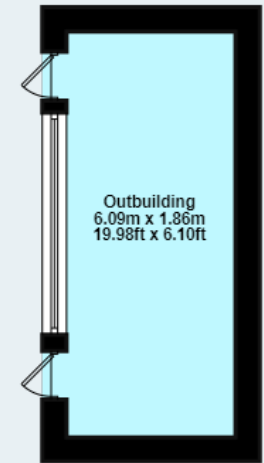
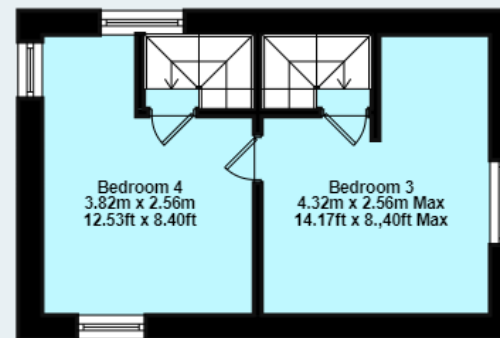
# Floor Plan



First Floor



Second Floor



TOTAL FLOOR AREA:  
188.60sqm (2030.07sqft) Approx.  
Inc. Outbuilding & Workshop





# Description

A most unusual Grade II listed detached cottage with off road parking and garden situated within Old Alcombe on the outskirts of Minehead. The property was formerly two cottages and still retains many features of the original properties to include two staircases and wide elm floorboards. There is also a large cellar comprising three, full head height rooms.

Outside, there are several outbuildings, some with power and light and an outside WC.

Solar panels have been affixed to one of the outbuildings to supplement electricity running costs.

Other benefits include gas fired central heating throughout, a modern shower room and bathroom and lovely views from the second floor.

- Situated within Old Alcombe
- 4 Bedrooms
- Large cellar
- Garden and off road parking
- Several outbuildings



THE ACCOMMODATION COMPRISES IN BRIEF: to the ground floor there is an attractive DINING ROOM with an aspect to the front, feature open fireplace with fitted storage cupboard and shelving on either side. There is also a UTILITY ROOM which has a window to the rear. The LIVING ROOM is a double aspect room with windows to the front and side and a feature fireplace inset with a wood burning stove. The KITCHEN is fitted in a country style with wall and base units, inset Belfast style sink, and has windows to the rear and side and door to the garden.

The CELLAR is accessed from the dining room and kitchen and is divided into three full head height rooms, two with windows to the front and one with an aspect to the rear and one

with a door and steps leading to the ground floor.

One of the BEDROOMS and SHOWER ROOM are accessed from one of the staircases and the other first floor BEDROOM and BATHROOM are accessed from the other staircase.

There are then two BEDROOMS on the second floor, both with some restricted head height, one of which has glorious views of the surrounding countryside.

Outside there several outbuildings, one incorporating a WC. There is also off road parking accessed from Brook Street Mews. The remainder of the garden comprises a courtyard area and an area laid to lawn with a walled boundary.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water, mains electricity, mains drainage and gas fired central heating. Solar panels to supplement electricity costs.

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

**Property Location:** [///tadpoles.survey.chills](http://tadpoles.survey.chills)

**Council Tax Band:** D

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, reference 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 purchasers 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 warranty

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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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