



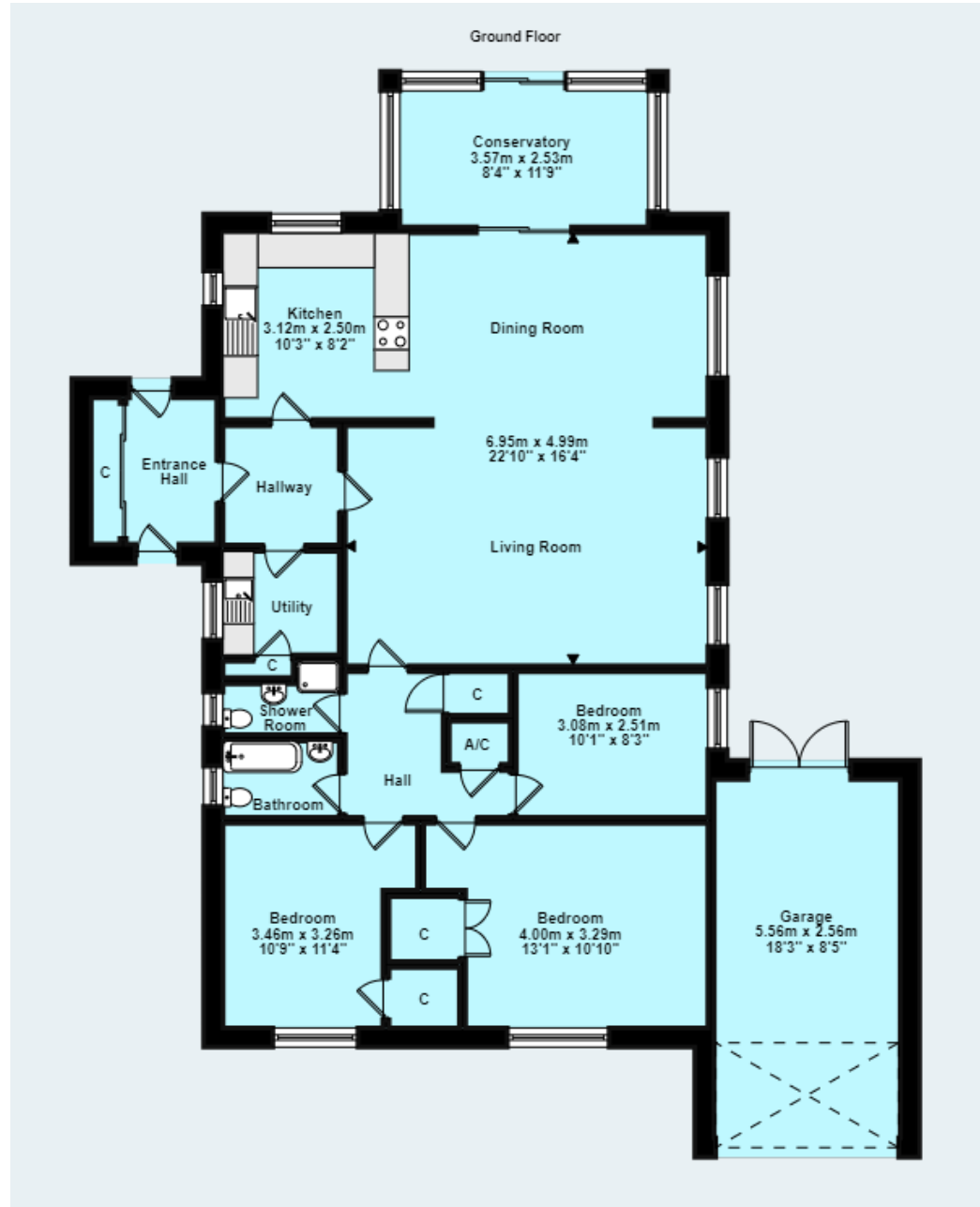
Dene Gardens

Minehead, TA24 6BU
£450,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



Description

A beautifully presented three-bedroom link-detached Bungalow situated in a quiet cul-de-sac within a popular residential area on the outskirts of Minehead close to lovely walks up Alcombe Combe to Grabbist.

Of cavity wall construction under a pitched roof, this property benefits from gas fired central heating and double glazing throughout, a bathroom, shower room, utility room and conservatory together with gardens to the front and rear, an attached garage and off road parking.

There is also an array of solar panels which supplement the electric costs and hot water.

An internal viewing is highly recommended to appreciate the spacious accommodation offered.

- Link detached
- 3 Bedrooms
- Bathroom and shower room
- Garage and off road parking
- Gardens to the front and rear



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented property which has been decorated and maintained to a high standard by the current owners.

The accommodation comprises in brief with entrance to the side of the property into the entrance hall which is fitted with a range of cupboards with sliding doors. There is a large living/dining room with attractive wooden flooring which flows beautifully into the modern kitchen which has an integrated oven with gas hob and slate flooring. From the dining area sliding doors lead through to the conservatory which has windows overlooking the garden and sliding doors opening out to the garden. There is also a fitted utility room.

From an inner hall doors open to the three bedrooms two of which have fitted wardrobes/cupboards. There is also a fitted bathroom and

fitted shower room.

Outside to the front there is driveway leading to the attached garage with the remainder of the front garden laid to lawn. The rear garden has been laid with ease of maintenance in mind with paved areas, an area laid with gravel, a seating area with pergola, summerhouse and shed.

Location - Minehead is a coastal town situated near the eastern edge of the Exmoor National Park. The town is known for its traditional seaside resort attractions including a long sandy beach and promenade. The West Somerset Railway, a heritage railway, has its terminus in Minehead, providing a nostalgic steam train experience for tourists. Additionally the town features historic buildings, shops and amenities making it a charming destination for both locals and visitors alike.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty.

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

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

Property Location: [///unscathed.bikes.butlers](#)

Council Tax Band: D

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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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