



Alexandra Road

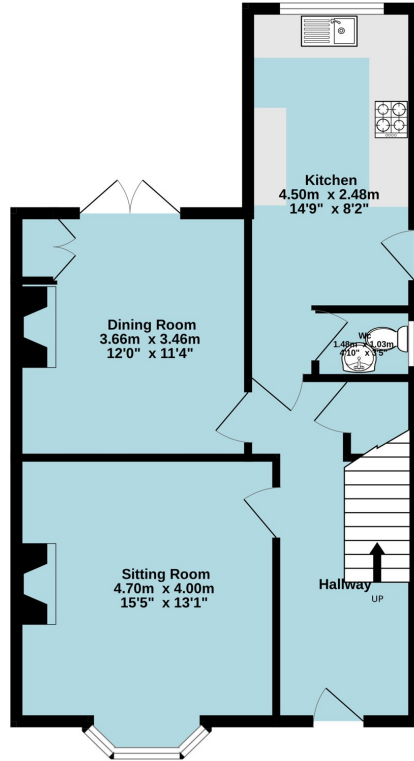
Minehead, TA24 5DP
£415,000 Freehold



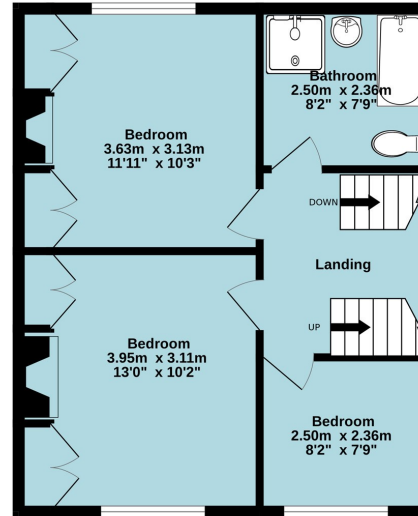
Wilkie May
& Tuckwood

Floor Plan

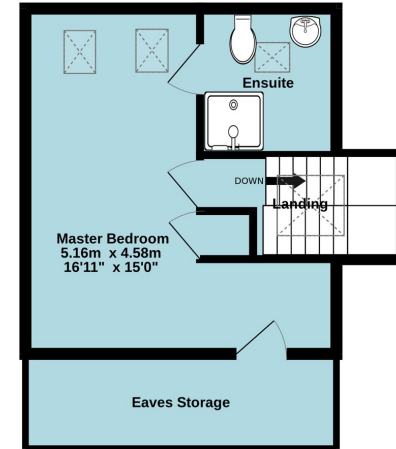
Ground Floor
52.3 sq.m. (563 sq.ft.) approx.



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

A beautifully presented two reception room, four-bedroom semi-detached House situated within easy reach of Minehead's town centre amenities.

Of stone construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, a cloakroom, an ensuite to the second floor bedroom, an attractive level garden and far reaching views from the rear towards North Hill and the coast.

There is also the potential to create off road parking to the front (subject to planning permission) if desired as the kerb has been dropped in readiness.

- Easy reach of Minehead town centre
- 4 Bedrooms, one with ensuite
- Level rear garden
- Modern Kitchen and Bathroom
- Far reaching views from the rear



Wilkie May & Tuckwood are delighted to be able to offer this spacious and beautifully presented family home which has been considerably updated by the current owner.

The accommodation comprises in brief with entrance through front door into a spacious hallway with stairs to the first floor and doors to all ground floor rooms. The sitting room is a lovely room with bay window to the front and attractive fireplace with inset multi fuel burning stove. The dining room has French doors opening to the rear garden and a fireplace with inset multifuel stove.

The kitchen is fitted with a modern range of wall and base units and integrated appliances to include a tall fridge freezer and oven with gas hob and extractor hood over. There is also a

very attractive window overlooking the rear garden and door to outside.

Three of the bedrooms are on the first floor, two of which retain the original fireplaces with built-in wardrobes on either side and the one to the rear enjoying far reaching views. There is also a modern bathroom with four piece suite. The master bedroom is on the second floor with two velux windows to the rear with views, eaves storage and an ensuite shower room.

Outside to the front there is a walled garden with attractive path leading to the front door and access to the side. Immediately to the rear there is a patio area with steps leading down to the remainder of the garden which is predominantly laid lawn with flower borders and a brick built shed.



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: [///formless.kind.whiplash](#)

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

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared January 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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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