



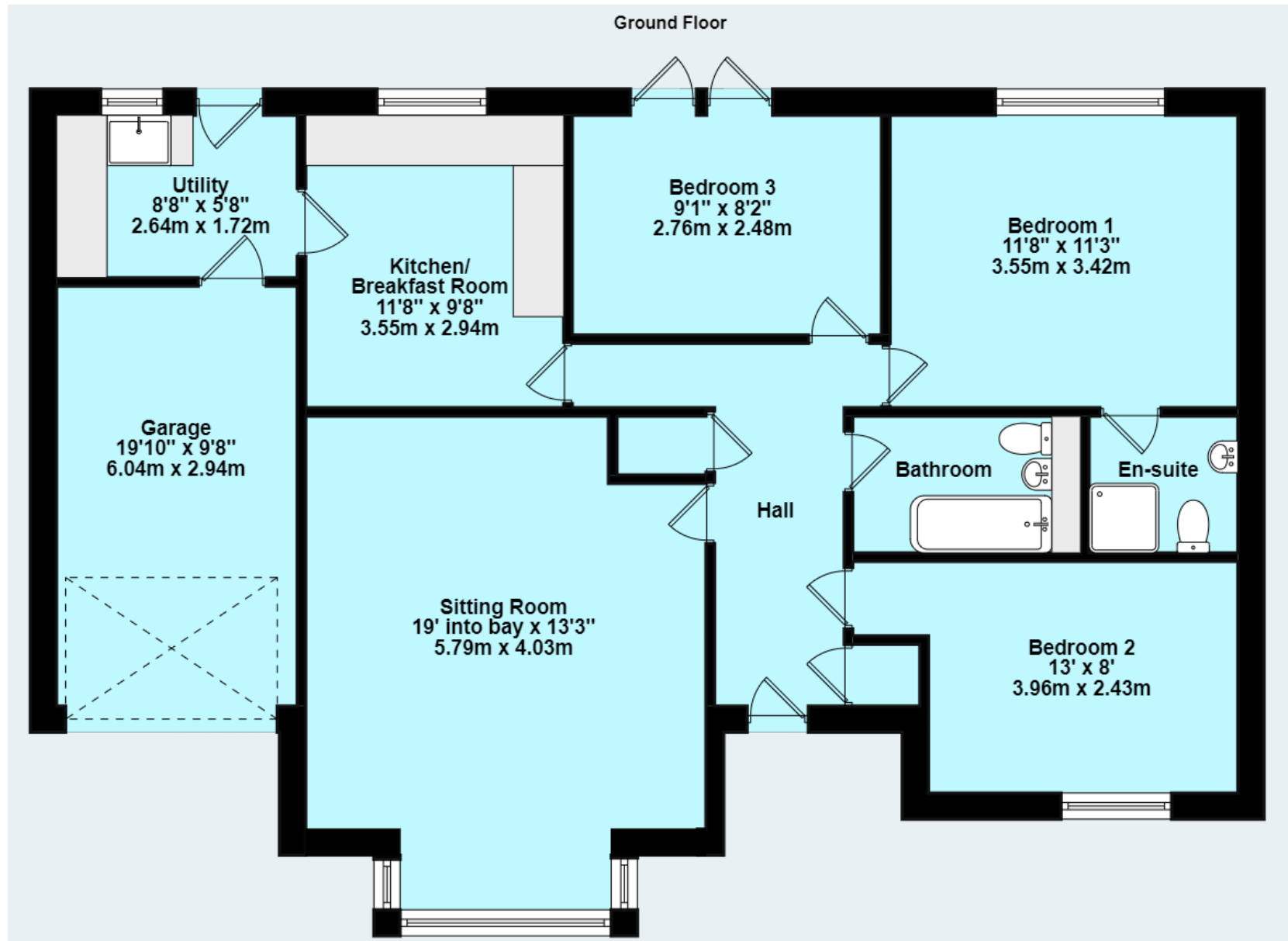
The Shires

Minehead, TA24 6TN
£425,000 Freehold

			
3	1	2	EPC

Wilkie May
& Tuckwood

Floor Plan



Description

A well-presented three bedroom detached Bungalow situated within a small cul-de-sac on the outskirts of Minehead.

The property benefits from gas fired central heating and double glazing throughout, an integral garage with off road parking, an en-suite to the master bedroom and an attractive garden.

The property is offered for sale with **NO ONWARD CHAIN.**

- Cul-de-sac location
- 3 Bedrooms
- Attractive level garden
- Garage with off road parking
- En-suite to the master bedroom



THE ACCOMMODATION COMPRISES IN BRIEF: front door into HALLWAY with storage cupboard, airing cupboard and access to loft space.

LIVING/ DINING ROOM: good-sized room with bay window to the front.

KITCHEN: modern fitted kitchen with integrated electric oven and gas hob with extractor hood over, space for under counter fridge and freezer, space and plumbing for dishwasher, window to the rear and door to,

UTILITY ROOM: fitted with a matching range of wall and base units, space and plumbing for dishwasher, wall mounted gas fired boiler, window to the rear, door into the garage and door to the garden.

BEDROOMS: the master bedroom has a window to the rear overlooking the garden and door to an EN-SUITE SHOWER ROOM. Bedroom two has an aspect to the front and Bedroom three has French doors to the garden.

BATHROOM: with fitted suite and extractor fan.

OUTSIDE: the property is approached over a block paved driveway providing for off road parking leading to the GARAGE which has an up and over door, light and power. The remainder of the front garden is enclosed by a low hedge. The rear garden is south facing and affords a great deal of privacy. There is a patio area leading to an expanse of lawn with mature shrubs and small trees. There is also access to the front on either side of the property.



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.

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

Property Location: [///adjuster.turntable.pumpkin](http://adjuster.turntable.pumpkin)

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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