



Exmoor Way

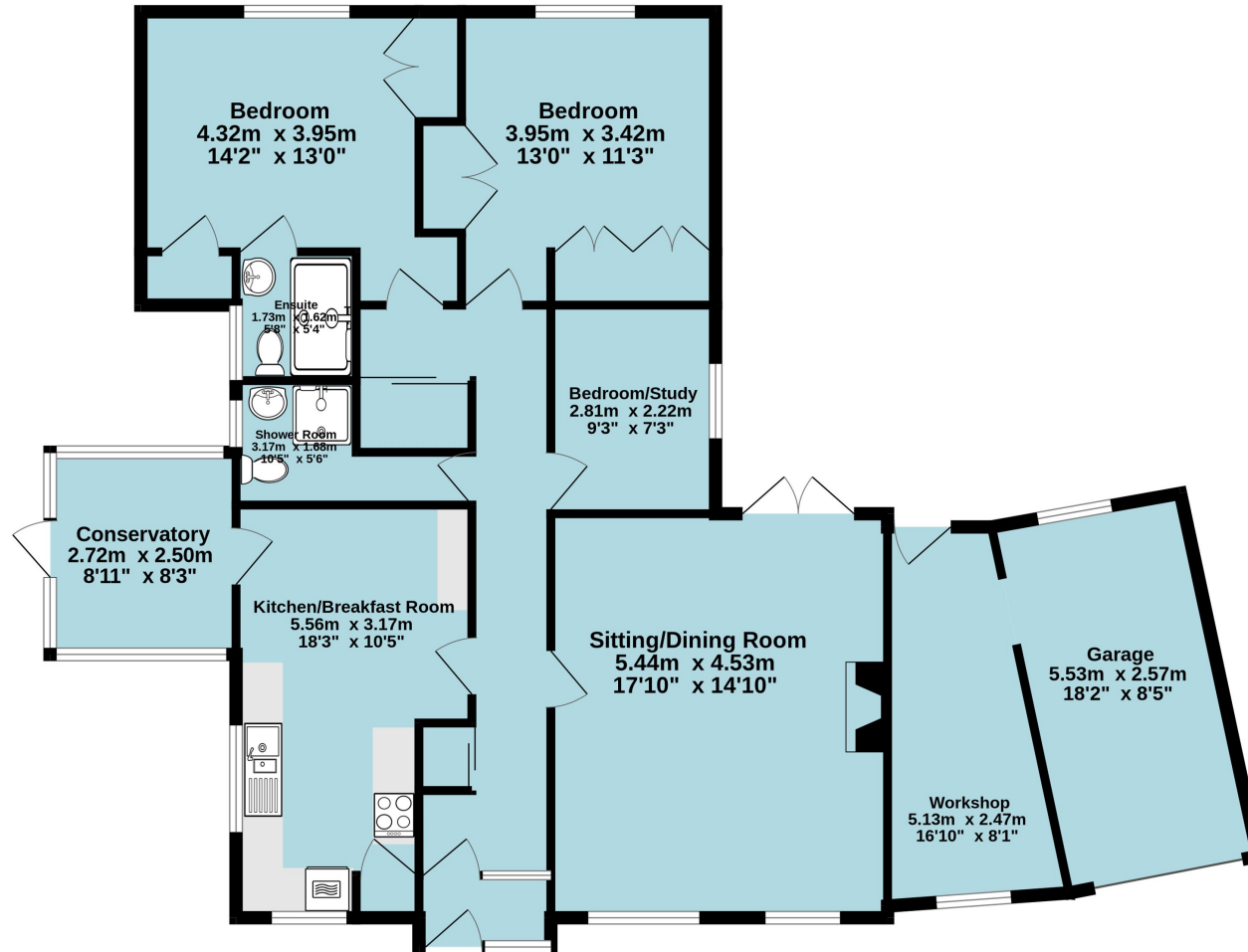
Minehead, TA24 8AZ
£395,000 Freehold

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**Wilkie May
& Tuckwood**

Floor

Ground Floor
126.0 sq.m. (1356 sq.ft.) approx.



TOTAL FLOOR AREA : 126.0 sq.m. (1356 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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Wilkie May
& Tuckwood

WM&T

Description

A spacious three bedroom detached Bungalow occupying a large corner plot within a popular residential area of Minehead and offered for sale with NO ONWARD CHAIN.

The property benefits from gas fired central heating with a new boiler having been installed in 2022, double glazing throughout, a conservatory, an en-suite to the master bedroom, a garage with off road parking, good-sized gardens with the rear garden benefiting from a good degree of privacy and lovely views from the front and the rear garden towards North Hill.

- 3 Bedrooms all with garden views
- Conservatory
- En-suite to master bedroom
- Large corner plot
- Garage with off road parking
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: integrated double oven with electric hob and space for undercounter fridge and freezer.

KITCHEN/BREAKFAST ROOM: another double aspect room with windows to the front and side and a door to the side leading into the CONSERVATORY. The Kitchen is fitted with a range of modern wall and base units,

SITTING/DINING ROOM: a lovely dual aspect room with two windows to the front and French doors leading to the rear garden. There is also a fireplace with stone surround and mantle over.

KITCHEN/BREAKFAST ROOM: another double aspect room with windows to the front and side and a door to the side leading into the CONSERVATORY. The Kitchen is fitted with a range of modern wall and base units,

CONSERVATORY: windows on all sides, door to the garden and plumbing for washing machine.

BEDROOMS: there are three Bedrooms with the master having a fitted wardrobe and EN-SUITE SHOWER ROOM.

SHOWER ROOM: with modern fitted suite.

OUTSIDE: to the front there is a good-sized garden predominantly laid to lawn with flower and borders. There is a driveway providing for parking, leading to the GARAGE. To the rear there is an attractive garden with a pond and SHED/WORKSHOP with power and light.



GENERAL REMARKS AND STIPULATION

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

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

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

Property Location: [///chess.adverbs.shopping](http://chess.adverbs.shopping)

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 June 2023. 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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