



Exmoor Way

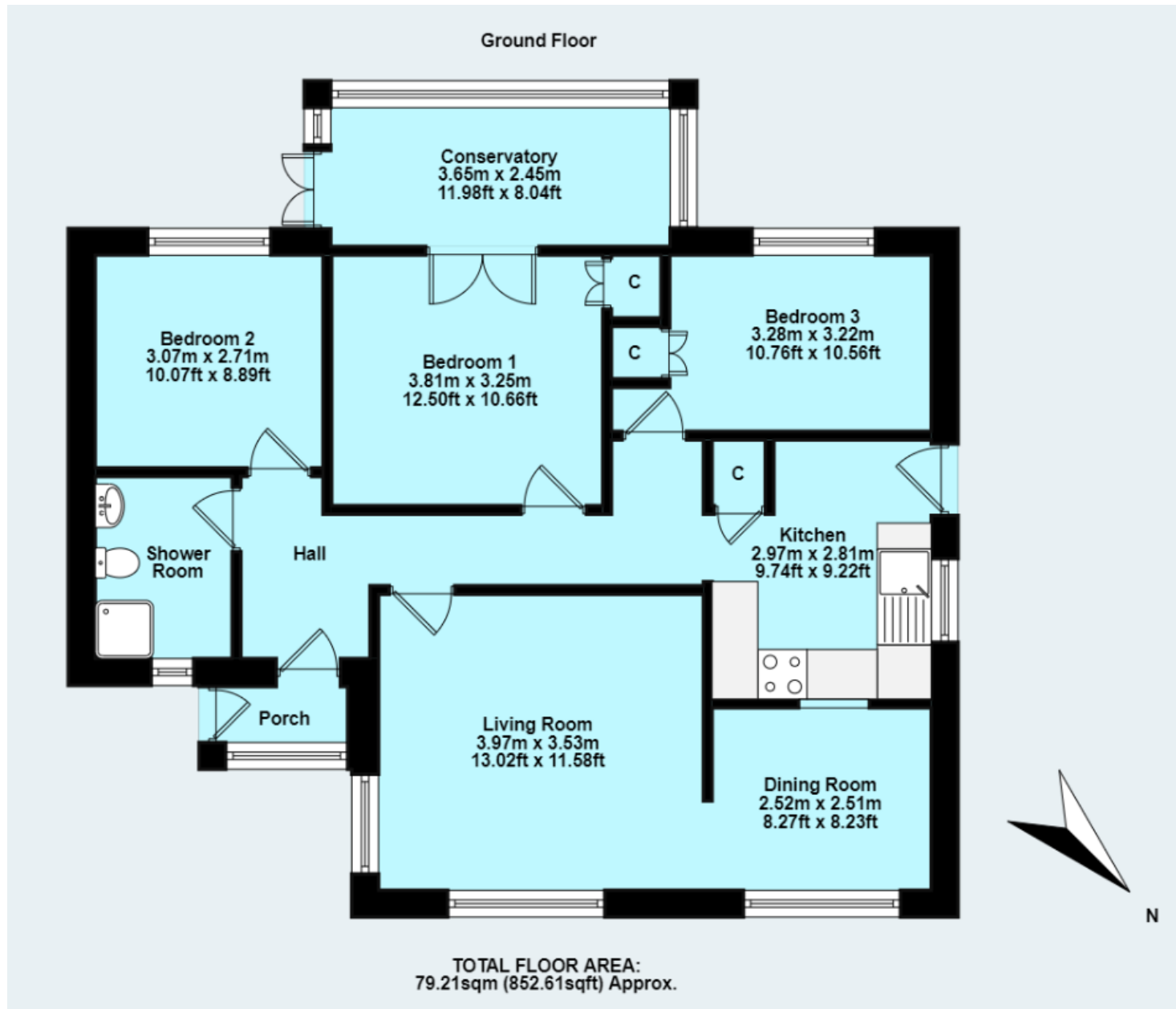
Minehead, TA24 8AZ

OIRO £350,000 Freehold

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Wilkie May
& **Tuckwood**

Floor Plan



Description

A three bedroom detached Bungalow with gas fired central heating and double glazing throughout, a conservatory, a garage with off road parking, gardens to the front and rear and lovely views from the front situated within a popular residential area of Minehead and offered for sale with NO ONWARD CHAIN.

The property has recently had a new central heating boiler and radiators installed together with new carpets/flooring and redecoration throughout.

- Detached
- 3 bedrooms
- Garage and parking
- Attractive garden and views
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: front door into PORCH with window to the front and door into the HALL.

LIVING/DINING ROOM: large room with window to the side and two windows to the front affording lovely views towards North Hill and the coast, feature wall with inset gas fire and in the dining area, a hatch through to the,

KITCHEN: modern fitted kitchen with integrated appliances to include gas hob with extractor hood over, double oven, fridge and freezer, space for washing machine, gas fired boiler, window to the side and door to the garden.

BEDROOM 1: good sized room with fitted

wardrobe and door into the CONSERVATORY which has double doors opening out to the garden.

BEDROOMS 2 and 3: both with windows to the rear overlooking the garden.

SHOWER ROOM: fitted suite and window to the front.

OUTSIDE: to the front of the property there is a driveway providing for off road parking leading to the integrated GARAGE with the front garden laid to lawn with a hedge and inset shrubs. The rear garden has a patio area with the remainder laid to lawn with flower and shrub borders and a shed.



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, gas fired central heating.

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

Property Location: w3w.co/craftsman.remote.relief

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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH

