



**Alamein Avenue**

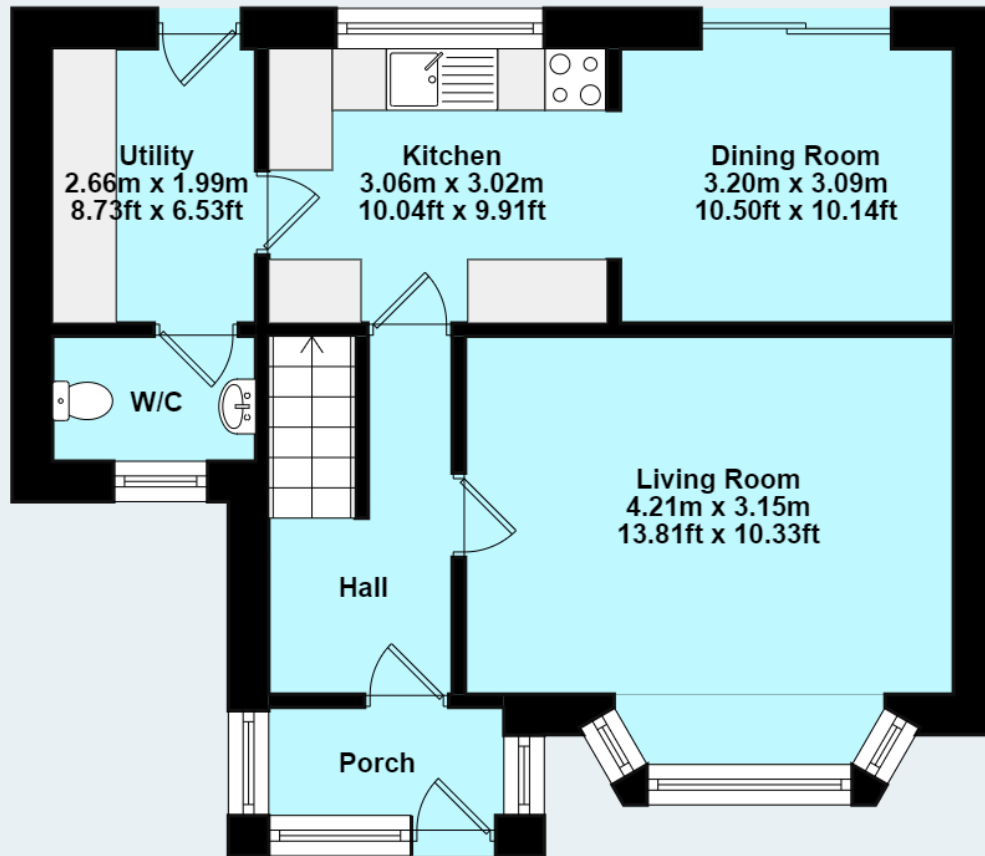
Doniford, TA23 0TY  
£285,000 Freehold

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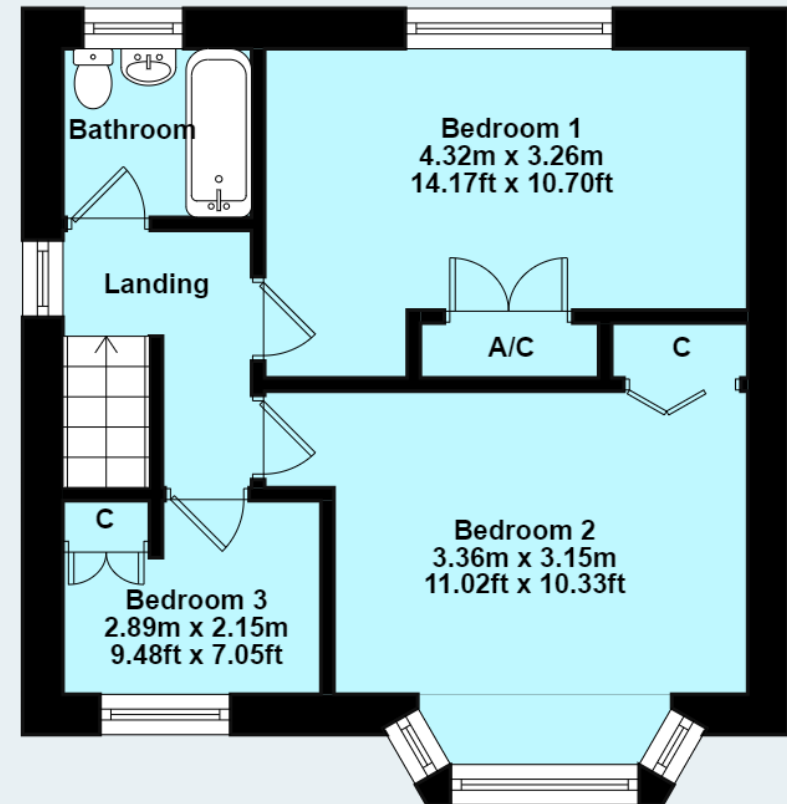
**Wilkie May  
& Tuckwood**

# Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:  
90.94sqm (978.87sqft) Approx.

# Description

An immaculately presented and spacious 3 bedroom family home on a good sized plot with off road parking and views.

- Semi-Detached
- 3 Bedrooms
- Modern Kitchen/Bathroom
- Far Reaching Views
- Off Road Parking

The property comprises a semi-detached family home of non-traditional (no fines) construction with the benefit of full uPVC double glazing and gas central heating. The house will be found in immaculate order throughout and enjoys the benefit of a modern kitchen and bathroom together with a good sized plot with ample off road parking and level rear gardens.

The accommodation in brief comprises; door into large Entrance Porch; with tiled floor. Door into Entrance Hall; with understairs storage cupboard. Sitting Room; with aspect to front, bay window, multifuel burner inset into chimney with tile faced chimney breast, slate hearth and TV point. Kitchen/Dining Room; with aspect to rear, ample room for dining table, sliding patio doors, modern fitted kitchen comprising a good range of cream shaker style cupboards and drawers under a granite effect rolled edge worktop with inset 1 ½ bowl stainless steel sink and drainer, mixer tap over, tiled splashbacks, fitted electric oven with four ring gas hob and extractor fan over, integrated slimline dishwasher, integrated fridge. Door into Utility Room; with worktop to match kitchen, space and plumbing for washing machine, space for a further three appliances, wall mounted Ideal Classic gas boiler for central heating and hot water, hatch to secondary roof space. Door into downstairs WC; low level WC, pedestal wash basin.

Stairs to first floor landing from Entrance Hall. Landing; with hatch to roof space with ladder. Bedroom 1; with bay window, aspect to front with far reaching views, built in wardrobe. Bedroom 2; aspect to rear, airing cupboard housing modern foam lagged tank with wood slate shelving over and immersion switch. Bedroom 3; aspect to front with views, built in cupboard over the stairs. Family Bathroom; with white suite comprising panelled bath with tiled surround, thermostatic mixer shower over, low level WC, wash basin.



**OUTSIDE:** The property has a good sized driveway affording off road parking for at least 3 vehicles with adjacent lawned garden and sizeable log store. Side pedestrian gated access leads to the rear garden with a good sized patio leading to the remainder of the garden which is laid to lawn with two sheds, one of which has a lean-to covered area.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale Freehold by private treaty

**Services:** Mains water, mains electricity, mains drainage, mains gas.

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

**Council Tax Band:** B

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 November 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.



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