



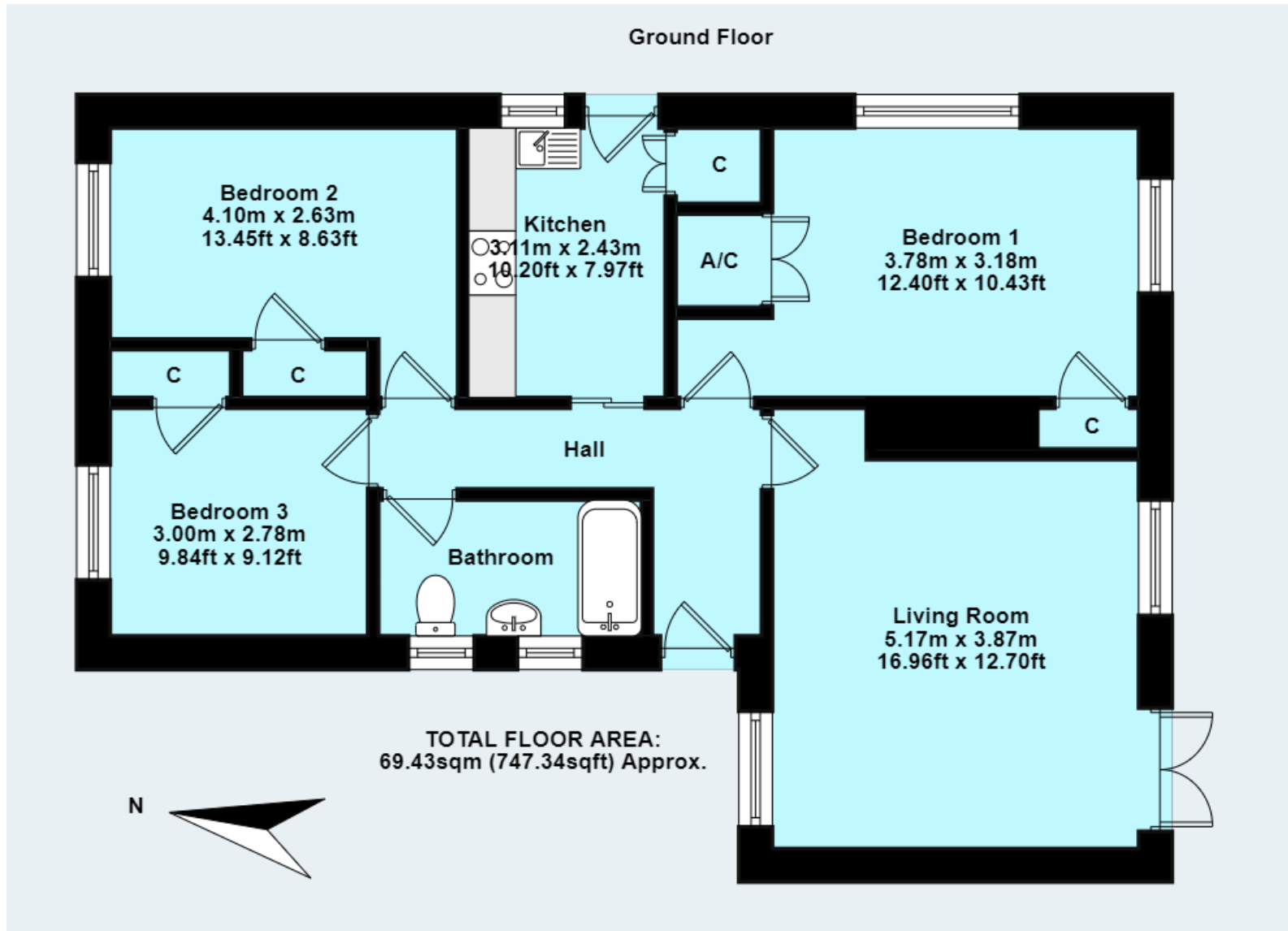
## Garden Way

Minehead, TA24 8AT  
£275,000 Freehold



Wilkie May  
& Tuckwood

# Floor Plan



# Description

Coming to the market for the first time since its construction in 1967, this is a spacious three bedroom detached Bungalow occupying a large corner plot within a desired residential area of Minehead.

Although in need of modernisation throughout, the property does benefit from gas fired central heating and double glazing throughout together with an integral garage with off road parking and level gardens.

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

- Large corner plot
- 3 Bedrooms
- Good-sized garden
- Integral Garage with parking
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into HALLWAY with access to the roof space.

LIVING/ DINING ROOM: large double aspect room with windows to the front and rear and patio doors leading to the garden. There is also a fire place with inset solid fuel Parkray.

KITCHEN: fitted kitchen with one and a half bowl sink and drainer incorporated into work surface with tiled surrounds, space and plumbing for washing machine, space for under counter fridge, wall mounted gas fired boiler, pantry cupboard, window and door to the side.

BEDROOMS: one, a double aspect room with windows to the rear and side and built-in wardrobe and cupboard and the remaining two, both with windows to the front and built-in cupboards.

BATHROOM: fitted suite and two obscured windows.

OUTSIDE: there is a driveway providing for off road parking leading to the integral GARAGE which has an up and over door, power and light and a window to the rear. The property occupies a large, level corner

plot which is laid to lawn with a good-sized private rear garden also laid to lawn with hedge and fence boundaries.

AGENTS NOTE: The property has been inspected by a firm of Structural Engineers who have found numerous cracking, horizontal and vertical of the internal walls together with some diagonal cracking due to the walls having been built directly off the slab. The engineer considers that the external main walls are generally in sound structural condition.

The engineer believes that the cracking has been caused by the settlement of the internal ground floor slab and specifically its subbase and that the ground floor slab is not reinforced and does not have adequate sub-base construction to it.

The engineer recommends that to refurbish the bungalow the internal walls and existing ground floor slab are removed and a new reinforced slab provided to support the new internal walls.

A copy of the report can be obtained from the selling estate agents.



#### 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:** [///needed.snippets.rebounds](http://needed.snippets.rebounds)

**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 July 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.