



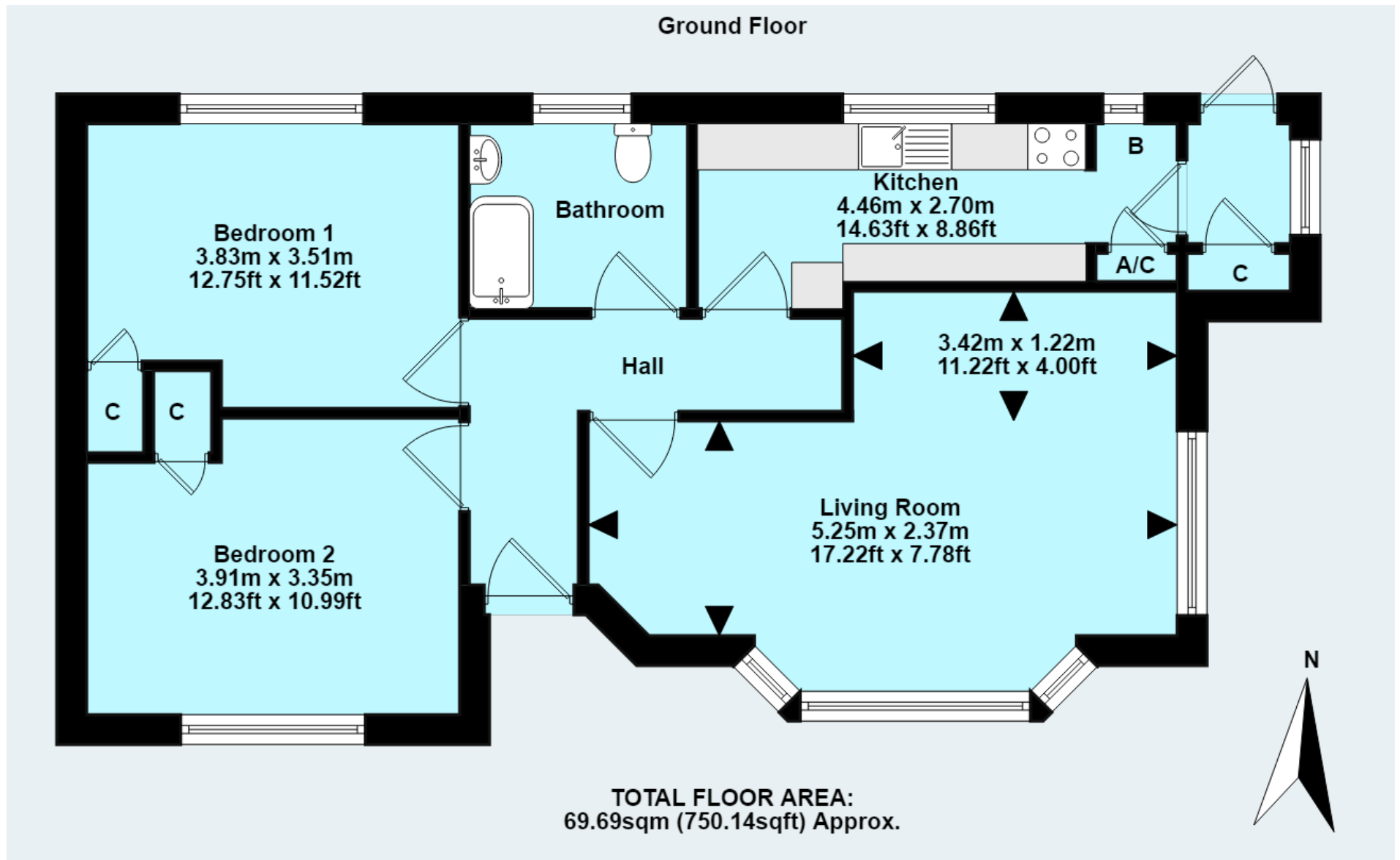
Hopcott Close

Minehead, TA24 5HB
£289,950 Freehold



Wilkie May
& Tuckwood

Floor Plan



Description

A two double bedroom detached Bungalow with gas fired central heating and double glazing throughout, wrap-around gardens and garage with off road parking situated within a popular area on the outskirts of Minehead offered for sale with NO ONWARD CHAIN.

- Detached
- 2 double bedrooms
- Garage and off road parking
- Sought After Location
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: covered ENTRANCE PORCH with obscured front door into ENTRANCE HALL with window to the front, picture rail, radiator, cupboard housing the consumer unit and access to loft space.

LIVING ROOM; good-sized room with bay window to the front, two radiators and picture rail.

KITCHEN; fitted kitchen with space and plumbing for washing machine, spaces for under counter fridge and electric cooker with extractor hood over, cupboard housing the Worcester gas fired boiler, further cupboard housing a hot water tank with shelving over, window to the rear and door to the rear porch.

REAR PORCH; with door to the rear, window to the side and useful storage cupboard.

BEDROOMS; both bedrooms have two fitted cupboards and radiators, one with an aspect to the front and one to the rear.

BATHROOM; with modern fitted suite.

OUTSIDE; the front garden is laid with gravel for ease of maintenance. The GARAGE is accessed around the corner with off road parking in front. Between the property and the garage there is a wall with gated access to the rear garden with large patio area, pedestrian access to the garage and an area of garden laid with gravel with inset trees and shrubs.



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: w3w.co/nanny.self.armrest **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk Surface Water:** Medium risk **Rivers and the Sea:** Medium risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk> **Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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 March 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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