



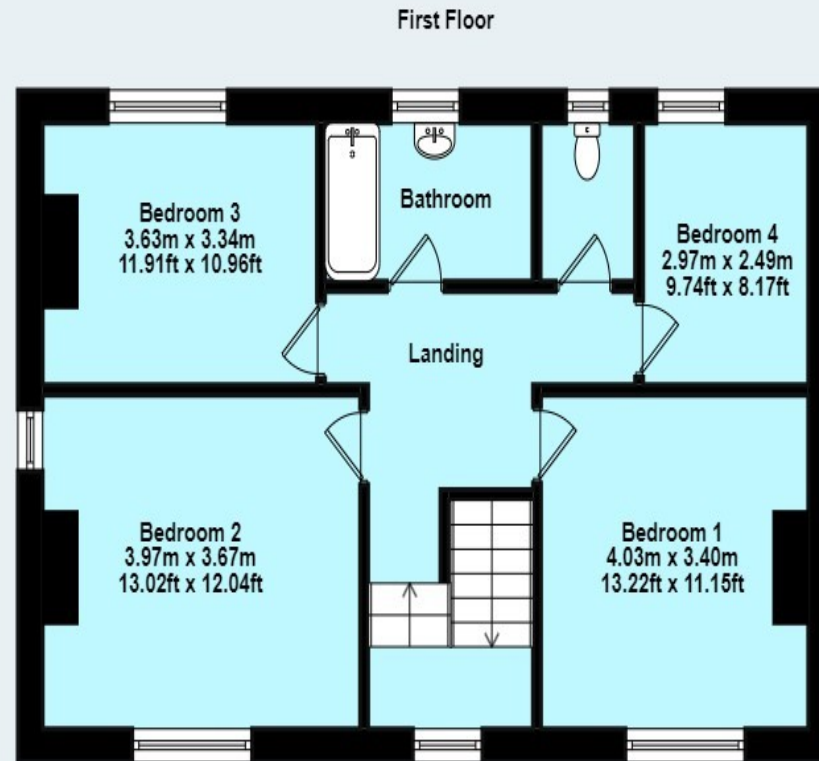
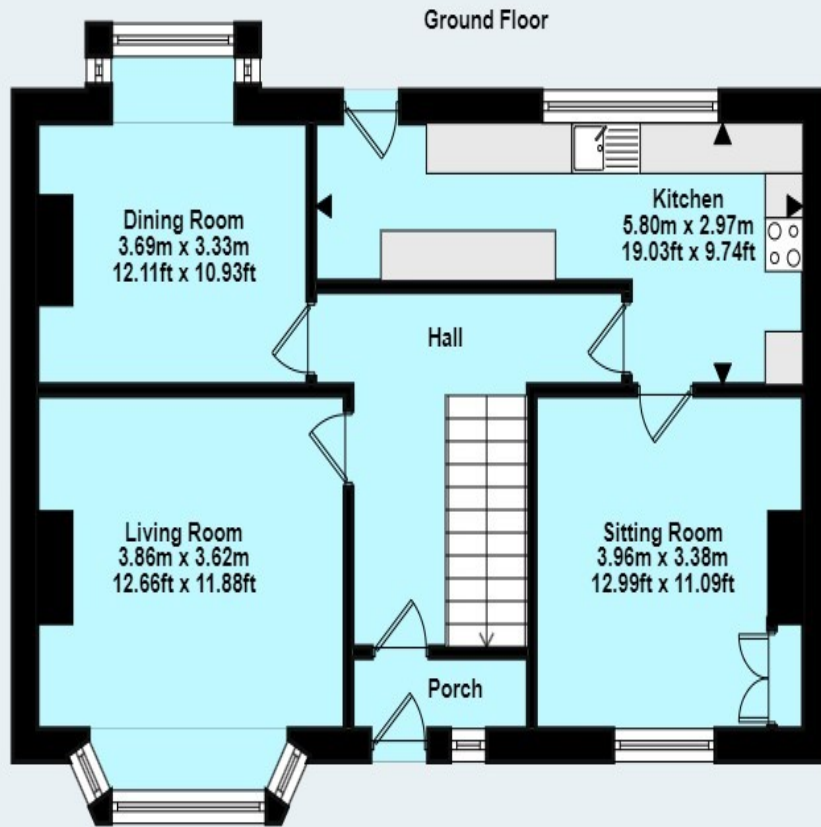
## Alcombe Road

Minehead, TA24 6BA  
£325,000 Freehold

			<b>E</b>
4	3	1	EPC

Wilkie May  
& Tuckwood

# Floor Plan



TOTAL FLOOR AREA:  
114.69sqm (1234.51sqft) Approx.



# Description

A substantial three reception room, four bedroom end-of-terrace House situated within easy walking distance of Alcombe's schools, shops and other amenities and offered for sale with NO ONWARD CHAIN.

Although in need of modernisation, the property does retain many original features to include picture rails and fireplaces in the Living Room and Dining Room with servants bells alongside.

Benefits include gas fired central heating throughout, a large detached garage with off road parking and a garden.

- Close to local amenities
- 4 Bedrooms
- Large Garage with off road parking
- Retains many original features
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: FIRST FLOOR LANDING: window to the front, entrance through glazed door into the PORCH with original tiled floor and glazed door into the ENTRANCE HALL which has stairs to the first floor with understairs cupboard and servants bell.

LIVING ROOM: bay window to the front, original fireplace, servants bell and picture rail. BEDROOMS: one with an aspect to the front, two with aspects to the rear and one, a double aspect room with windows to the front and side and fireplace.

BATHROOM: fitted suite and separate WC.

DINING ROOM: bay window to the rear, servants bell, original fireplace inset with gas fire, picture rail, storage unit and wash hand basin. GARAGE: with double opening door, power and light, pedestrian door to the rear and window to the side.

KITCHEN: fitted kitchen with window to the rear, door to the garden and door to,

SITTING ROOM: window to the front, picture rail, built-in cupboard and shelving either side of chimney breast and floor mounted gas fired central heating boiler. OUTSIDE: The property is accessed over a pathway running in front of the terrace with path leading to the front door. To the rear there is an area of garden predominantly laid to lawn with pathway alongside running to the garage and an outside toilet.



#### GENERAL REMARKS AND STIPULATION

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

**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:** [///pretty.needed.chill](#)

**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 August 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.