



## West Street

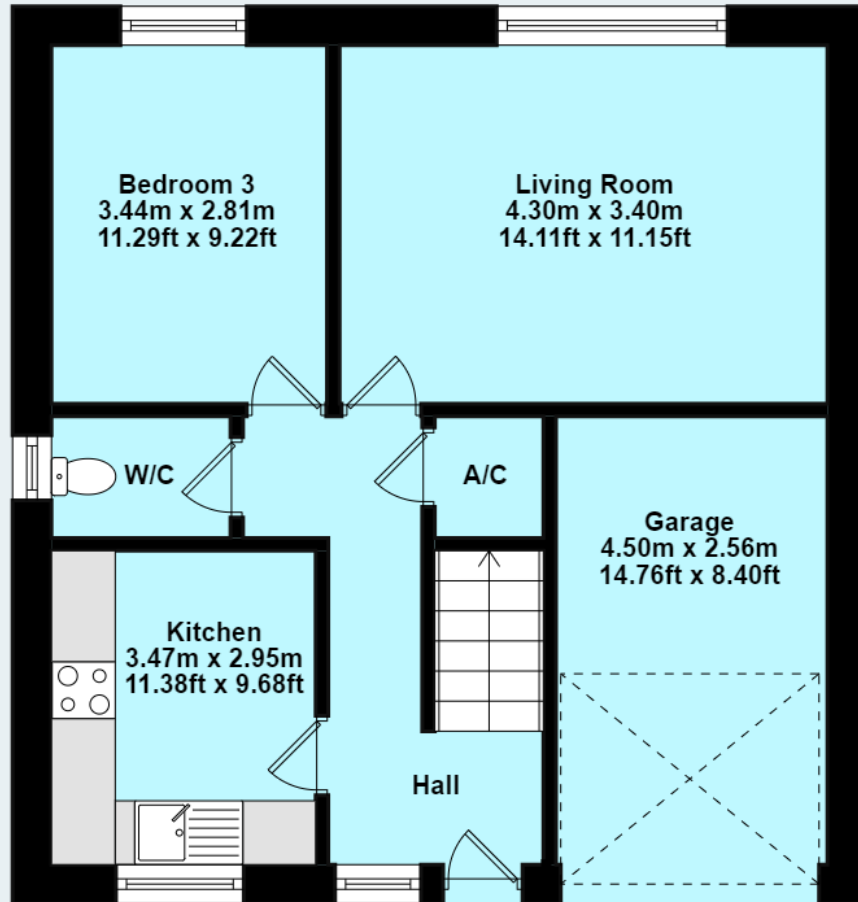
Minehead, TA24 5HR  
£285,000 Freehold

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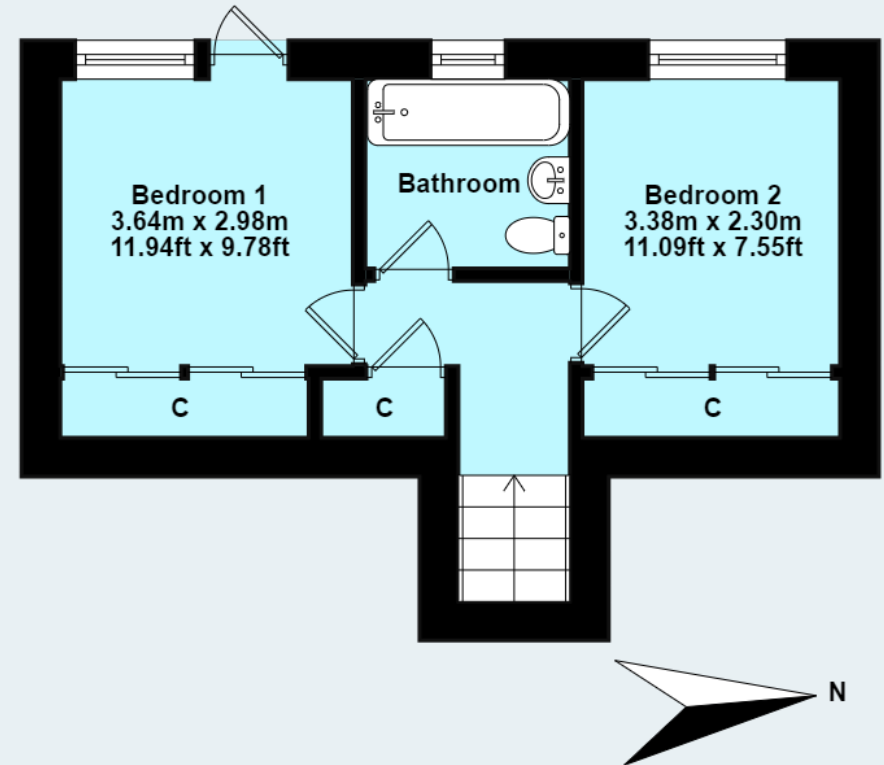
Wilkie May  
& Tuckwood

# Floor Plan

First Floor



Ground Floor



TOTAL FLOOR AREA:  
69.31sqm (746.05sqft) Approx.

# Description

A two/three-bedroom semi-detached split-level house situated within a popular residential area of Minehead and offered for sale with NO ONWARD CHAIN.

The property benefits from gas fired central heating and double glazing throughout, an integrated garage with off road parking, gardens to the front and rear and lovely views from the rear towards the Woodcombe woods.

The property is in need of general updating and is offered for sale with NO ONWARD CHAIN.

- Two/three bedrooms
- Integrated Garage with parking
- Lovely views from the rear
- Gardens to the front and rear
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into HALL with stairs to the ground floor, airing cupboard, door to FITTED WC and doors to,

LIVING ROOM: good-sized room with window to the rear affording lovely views towards the Woodcombe woods and surrounding countryside.

KITCHEN: fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for slot-in gas cooker and window to the front.

BEDROOM: with window to the rear affording lovely views.

GROUND FLOOR HALLWAY: with storage cupboard and doors to,

BEDROOMS: both with fitted wardrobes and windows to the rear overlooking the garden and one with a door opening to the garden.

BATHROOM: fitted with a suite comprising bath, low level wc and wash hand basin with window to the rear.

OUTSIDE: to the front there is a driveway providing for parking leading to the INTEGRATED GARAGE. The rest of the front garden is laid to lawn. Immediately to the rear there is a patio area with the remainder laid to lawn and lovely views over the town to the surrounding hills.



### 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:** [///craziest.divides.hoping](#) **Council Tax Band:** C

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 49 Mbps download and 8 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk Surface Water:** Very low risk **Rivers and the Sea:** Very low 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 December 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.



**Tel: 01643 704400**

6 Wellington Square, Minehead, Somerset, TA24 5NH

