



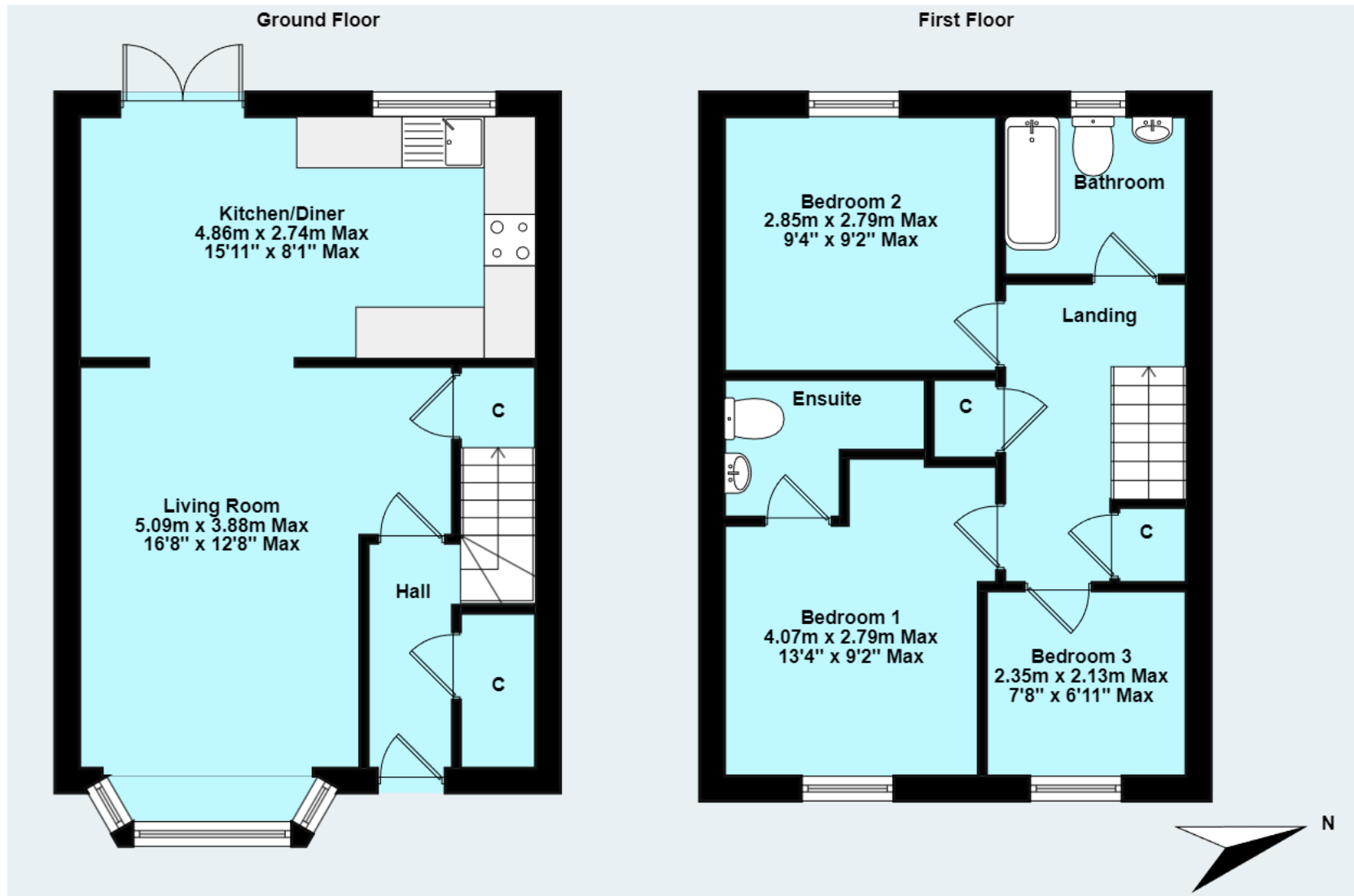
## College Close

Minehead, TA24 6SX  
£315,000 Freehold

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3	1	2	EPC

Wilkie May  
& Tuckwood

# Floor Plan



# Description

Constructed in 2014 by well-respected local developer Summerfield Homes, this is an attractive three bedroom semi-detached House located within a small development on the outskirts of Minehead.

The property benefits from gas fired central heating and double glazing throughout, solar panels on the roof to supplement the hot water, an en-suite to the master bedroom, a garage with off road parking, garden and pleasant views from the rear.

- Semi-detached
- 3 bedrooms
- Garage and parking
- Modern development
- Outskirts of Minehead



THE ACCOMMODATION COMPRISES IN BRIEF: front door into HALLWAY with storage cupboard, stairs to the first floor and door to,

LIVING ROOM: good sized room with bay window to the front, under stairs cupboard and access to,

KITCHEN/DINING ROOM: modern fitted kitchen with integrated electric oven and gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, space for tall fridge freezer window to the rear and French doors to the garden.

FIRST FLOOR LANDING: with two cupboards and doors to the Bedrooms and Bathroom.

BEDROOMS: the master bedroom has an aspect to the front and en-suite Shower Room. Bedroom two has an aspect to the rear with pleasant views and Bedroom three has an aspect to the front.

BATHROOM: fitted suite

OUTSIDE: to the side of the property there is a driveway providing for off road parking leading to the GARAGE. To the rear there is a garden laid with ease of maintenance in mind.



#### 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/cleansed.dolphin.hoping](http://w3w.co/cleansed.dolphin.hoping)

**Council Tax Band:** C

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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

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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.