



Cherfield

Minehead, TA24 5TD

PRICE £285,000 Freehold



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EPC

Wilkie May
& Tuckwood

Floor Plan

ACCOMMODATION *[All measurements are approximate],*

PORCH

HALLWAY

LIVING/DINING ROOM 17'1" (5.20m) x 11'8" (3.56m)

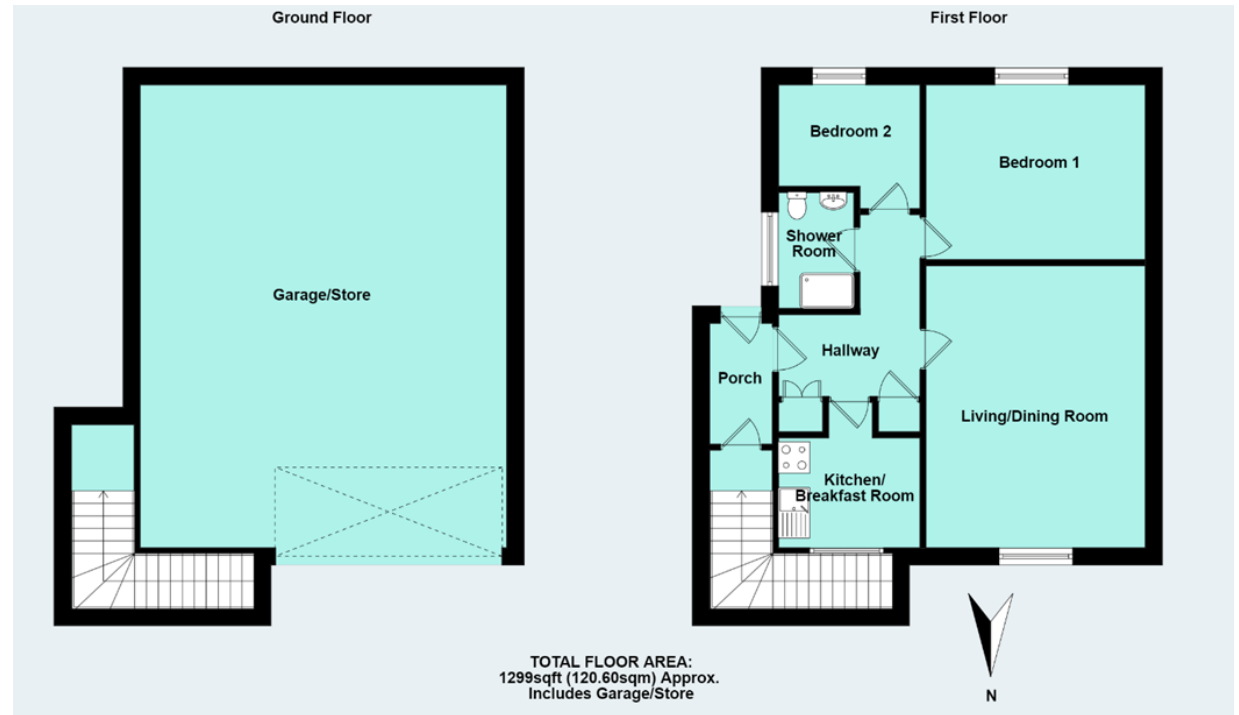
KITCHEN/BREAKFAST ROOM 9'4" (2.85m) x 9' (2.74m)

BEDROOM ONE 13'1" (3.99m) x 11'8" (3.56m)

BEDROOM TWO 9'7" (2.93m) x 9'4" (2.85m)

SHOWER ROOM

GARAGE/STORE 30'2" (9.19m) x 21' (6.41m)



Description

A beautifully presented and updated two bedroom semi-detached Bungalow situated on the outskirts of Minehead.

The property benefits from gas fired central heating and double glazing throughout, cavity wall and loft insulation, an external lift to the porch, a modern kitchen and shower room, off road parking, a large garage/workshop/utility room, a pretty garden with gated rear access to Hopcott Road and lovely, panoramic views from the living/dining room and kitchen/breakfast room towards North Hill and the coast.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Semi-detached
- 2 bedrooms
- Attractive garden
- Large Garage/Workshop
- Lovely panoramic views from the front



THE ACCOMMODATION COMPRISES IN BRIEF: steps leading from the ground floor with entrance through front door into PORCH with door to the rear garden and door to the HALLWAY.

LIVING/DINING ROOM: large picture window to the front affording lovely coastal views.

KITCHEN/BREAKFAST ROOM: modern kitchen with space and plumbing for a washing machine and spaces for cooker and under counter fridge freezer. There is also a window to the front with lovely views.

BEDROOMS 1 AND 2: both with aspects to the rear overlooking the garden.

SHOWER ROOM: re-fitted with a modern suite and having an obscured window to the side.

On the ground floor there is a large GARAGE/WORKSHOP/UTILITY ROOM which has space and plumbing for a washing machine and space for a tall fridge freezer.

OUTSIDE: to the front of the property there is a driveway providing for off road parking leading to the Garage. The remainder of the front garden is laid to gravel with inset plants and shrubs for ease of maintenance. The rear garden is accessed from the Porch and has a paved patio area with shallow steps leading up to the remainder of the garden which is predominantly laid to lawn with fenced boundaries, inset stepping stones, flower borders and a further seating area and fruit trees. There is also gated access to Hopcott Road.



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, gas fired central heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: w3w.co/blankets.commander.exhales **Council Tax Band:** C

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:** 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

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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.



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