



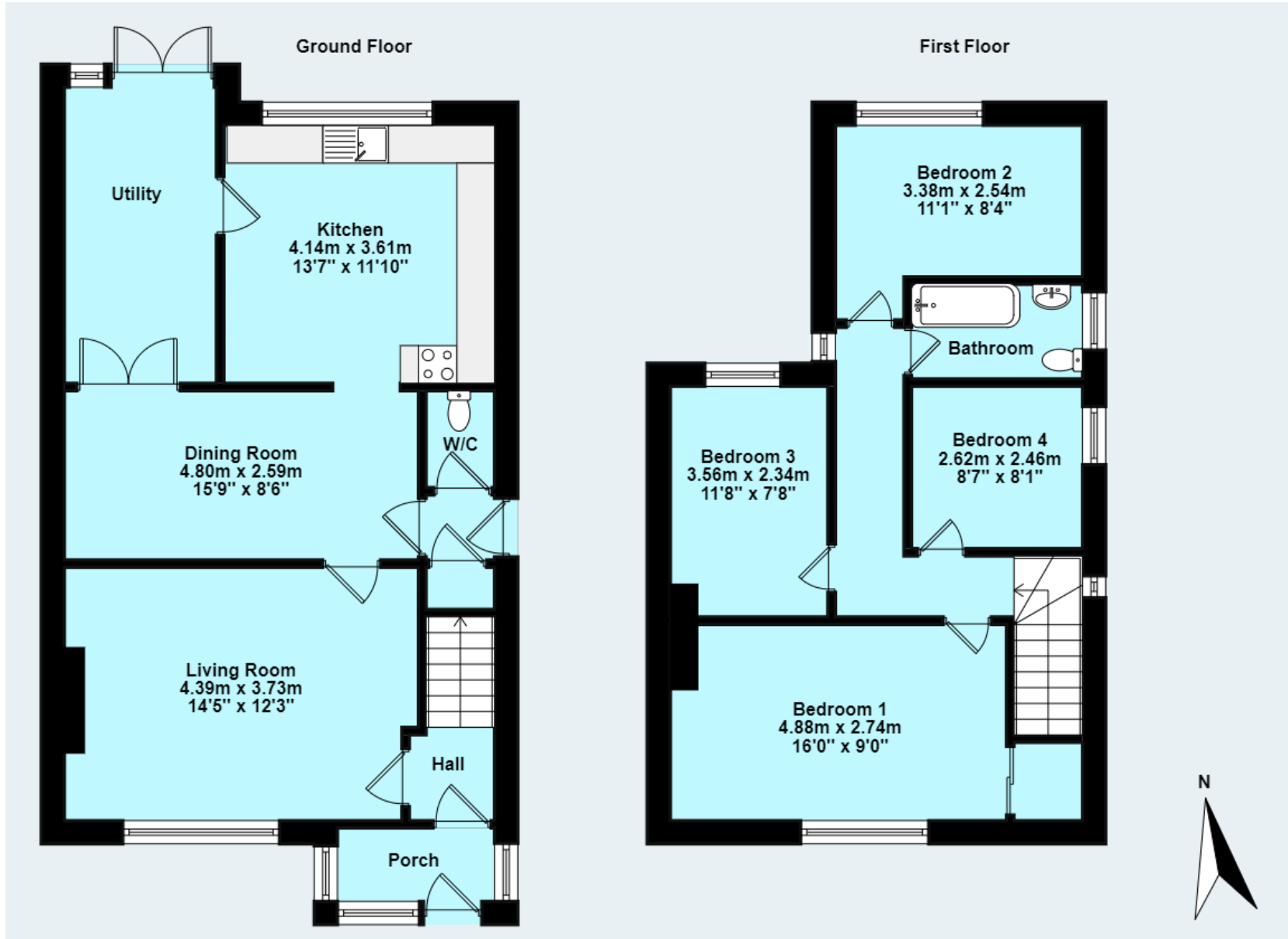
Hayfield Road

Minehead, TA24 6AB
£299,950 Freehold

			
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Wilkie May
& Tuckwood

Floor Plan



Description

An extended, two reception room, four-bedroom end-of-terrace house situated within a popular residential area of Alcombe on the outskirts of Minehead.

The property benefits from gas fired central heating and double glazing throughout, a downstairs wc, a utility room, a modern kitchen and bathroom, off road parking, a good-sized level rear garden and pleasant views from the rear over the playing field towards North Hill.

The property is offered for sale with NO ONWARD CHAIN.

AGENTS NOTE: The owners for the time being of 25 Hayfield Road have a pedestrian right of way over the rear of this property.

- 4 bedrooms
- Modern kitchen and bathroom
- Off road parking
- Level rear garden
- Lovely views from the rear



THE ACCOMMODATION COMPRISES IN BRIEF: flooring and Worcester Bosch combination boiler. A door leads through to the UTILITY ROOM which has double doors to the rear garden.

LIVING ROOM: window with an aspect to the front and fireplace with alcoves on either side.

FIRST FLOOR LANDING: with window to the side and doors to all rooms.

DINING ROOM: with open access to the kitchen, double doors into the utility room and door to,

BEDROOMS: one with an aspect to the front, one with an aspect to the side and two to the rear with lovely views.

INNER LOBBY: with understairs storage cupboard, door to the garden and door to fitted WC.

BATHROOM: modern fitted suite and window to the side.

KITCHEN: good-sized room fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, inset four ring hob with double oven below, space and plumbing for washing machine, space for fridge/freezer, wood effect

OUTSIDE: to the front there is off road parking with side access to the rear garden which is predominantly laid to lawn with a patio area, greenhouse and large WORKSHOP (19'9" (6.02m) x 8'6" (2.59m)) with power and light.



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: [///magnitude.dilute.firms](http://magnitude.dilute.firms)

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

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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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