



## Old Farm Road

Minehead, TA24 8AS

Price: £290,000 Freehold



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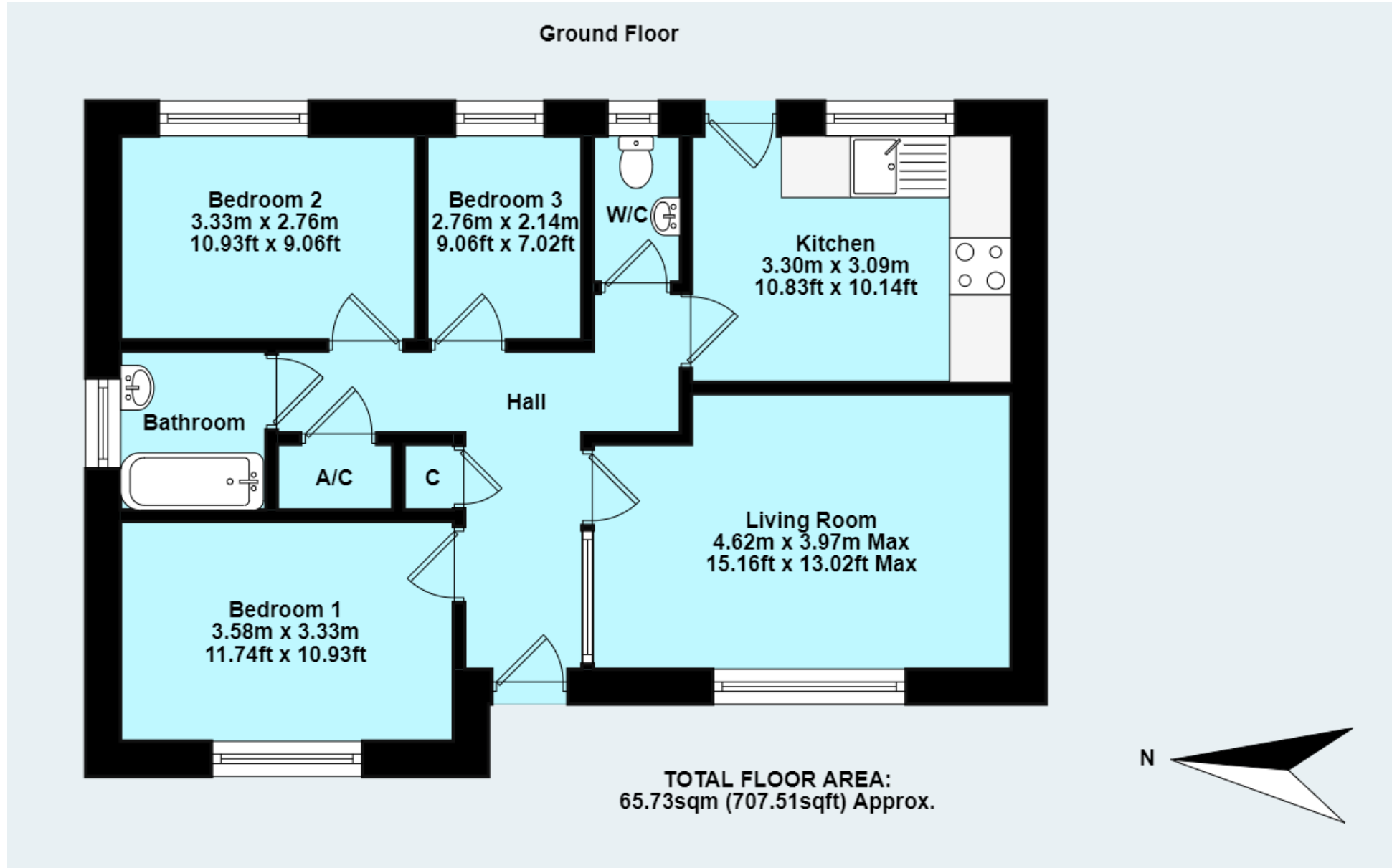
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Wilkie May  
& Tuckwood

# Floor Plan





# Description

A three bedroom detached Bungalow with gas fired central heating, a garage with off road parking, gardens and lovely views situated within half a mile of town centre amenities .

- Detached
- 3 bedrooms
- Garage and parking
- Gardens and views



THE ACCOMMODATION COMPRISES IN BRIEF: covered ENTRANCE PORCH with front door into ENTRANCE HALL.

LIVING ROOM: good-sized room with window to the front.

KITCHEN: fitted with a range of wall and base units, space and plumbing for washing machine, integrated electric oven and gas hob with extractor hood over, space for tall fridge freezer, window to the rear and door to the rear garden.

BEDROOM 1: with an aspect to the front.

BEDROOM 2: with a aspect to the rear.

BEDROOM 3: also with an aspect to the rear.

BATHROOM: suite comprising bath with electric shower over and pedestal wash hand basin. There is also a window to the side.

SEPARATE WC: low level wc, pedestal wash hand basin and window to the rear.

OUTSIDE: to the front of the property there is a driveway providing for off road parking leading to the GARAGE which has an up and over door, power and light and a rear pedestrian door to the garden. The remainder of the front garden is laid to lawn. The rear garden has a patio area immediately outside the kitchen door with the remainder laid to lawn and a greenhouse..



#### 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/value.scrapping.muddy](http://w3w.co/value.scrapping.muddy) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 76 Mbps download and 19 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk Surface Water:** 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 April 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.



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