



Clanville Grange

Minehead, TA24 5PW
£285,000 Freehold



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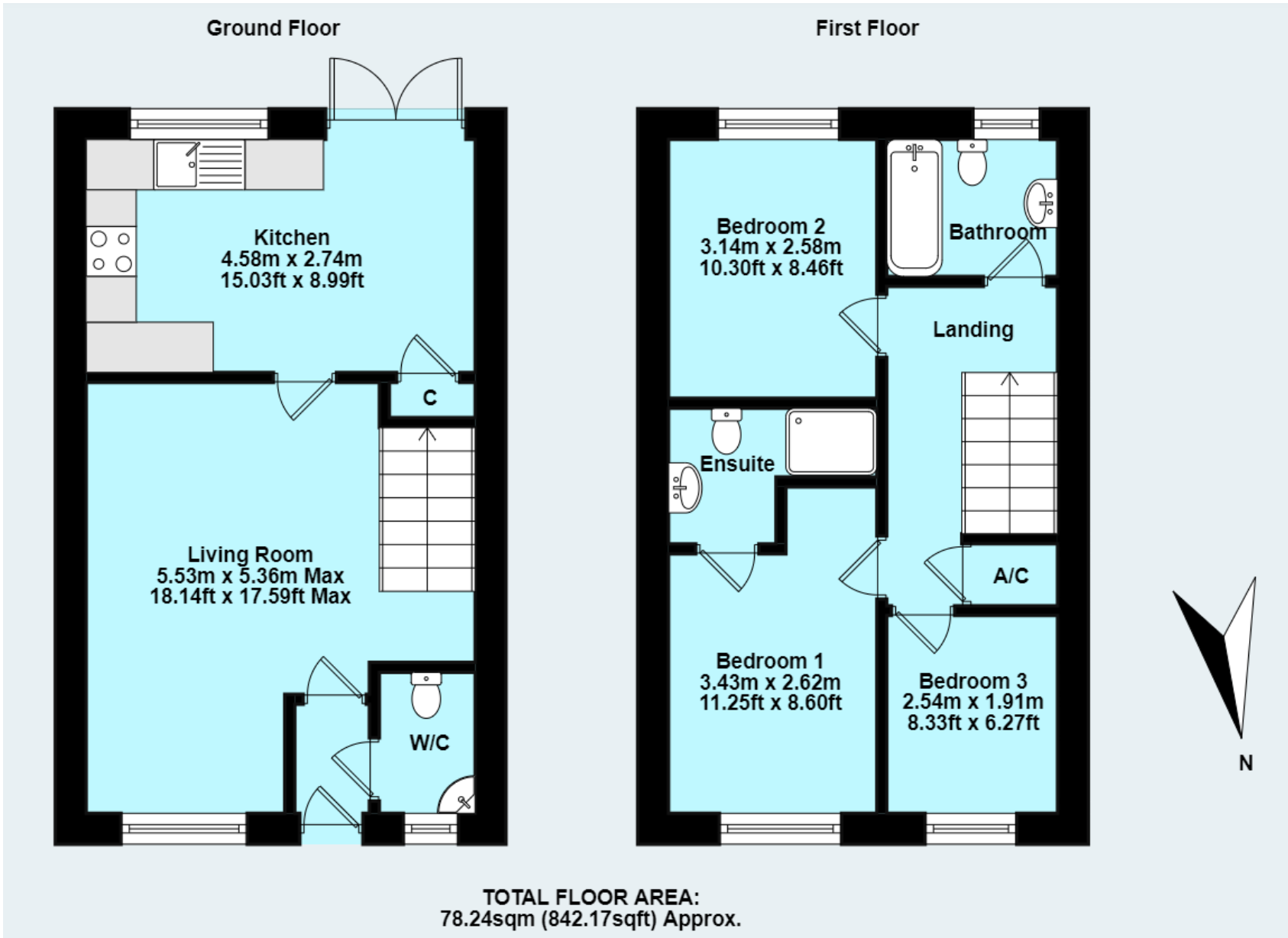
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EPC

Wilkie May
& Tuckwood

Floor Plan



Description

A modern three-bedroom semi-detached house situated in a popular residential development within half a mile of town centre amenities and offered for sale with NO ONWARD CHAIN.

The property benefits from gas fired central heating and double glazing throughout, a cloakroom, an en-suite to the master bedroom, a low-maintenance garden and a garage with off road parking space.

Internal viewing is highly recommended to appreciate the accommodation offered.

AGENTS NOTE: Although the property is freehold, there is a ground rent payable currently £156.49 every six months.

- Modern development
- 3 Bedrooms
- Courtyard garden
- Garage and off road parking
- En-suite to master bedroom



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into HALL with door to fitted CLOAKROOM and door to,

LIVING ROOM: good-sized room with stairs to the first floor, window to the front, wood effect flooring and feature fireplace with inset gas fire. A door leads through to the,

KITCHEN/DINING ROOM: modern fitted kitchen with integrated oven with gas hob and extractor hood over, space and plumbing for washing machine and space for tall fridge freezer. There is also a large understairs cupboard, window to the rear and French doors opening to the garden.

FIRST FLOOR LANDING: with access to roof space,

built-in cupboard and doors to the bedrooms and bathroom.

BEDROOM 1: with a pleasant aspect to the front and door to EN-SUITE SHOWER ROOM.

BEDROOM 2: window to the rear.

BEDROOM 3: pleasant aspect to the front.

BATHROOM: with modern fitted suite.

OUTSIDE: to the rear there is a fully enclosed garden laid to paving with ease of maintenance in mind. There is also a large covered seating area. The GARAGE is situated close by with a parking space in front.



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: [///snapped.tricycle.moped](http://snapped.tricycle.moped)

Council Tax Band: C

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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