



West Street

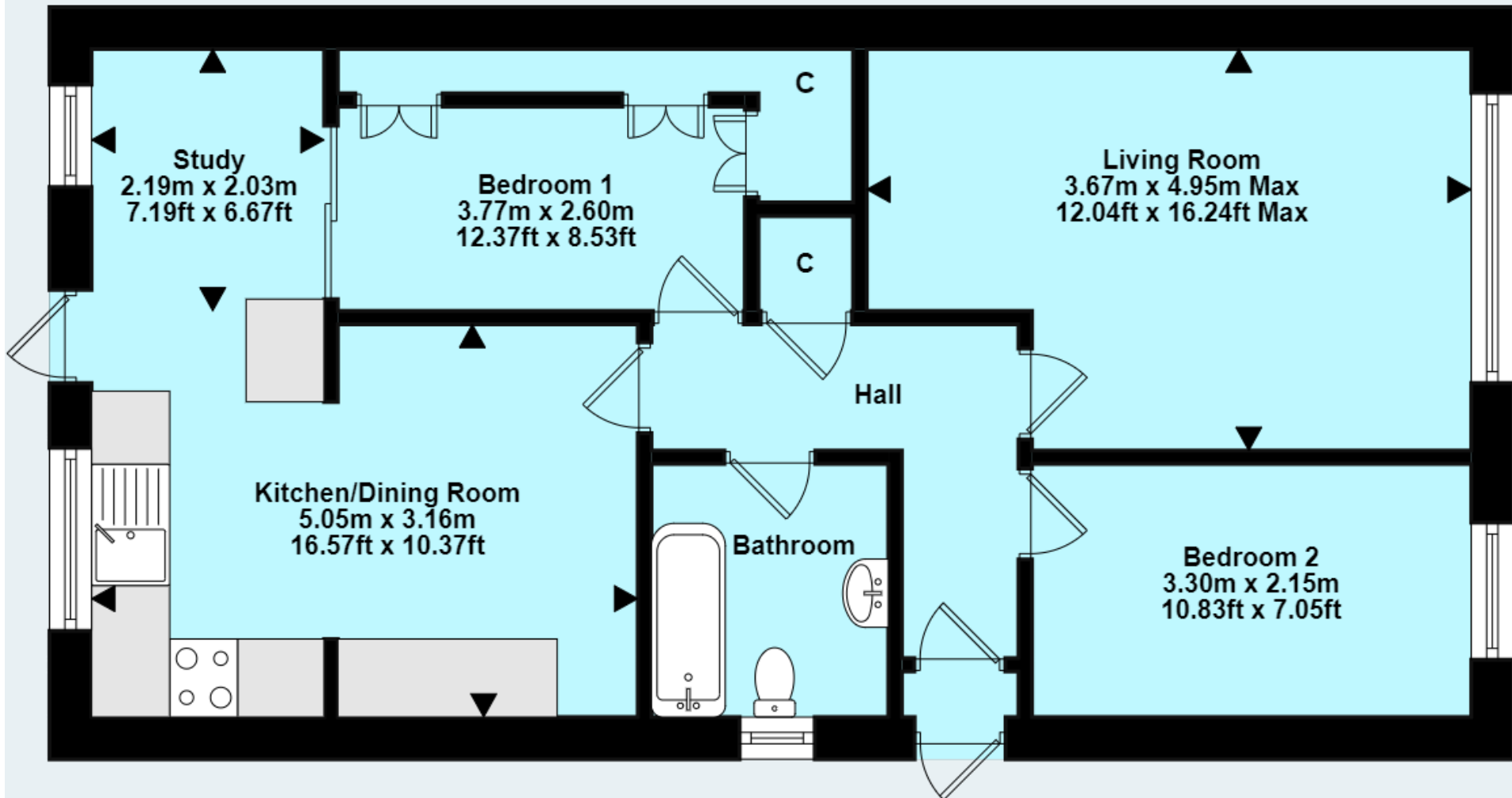
Minehead, TA24 5HJ
£275,000 Freehold

			D
2	1	1	EPC

**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



TOTAL FLOOR AREA:
65.95sqm (709.88sqft) Approx.



Description

An extended two-bedroom semi-detached Bungalow with garage, off road parking, gardens to the front and rear and pleasant views offered for sale with NO ONWARD CHAIN.

Other benefits include a modern kitchen and bathroom together with gas fired central heating and double glazing throughout.

West Street is also on the town bus route making it easy to get into the town centre and to the Tesco supermarket.

AGENTS NOTE: Some of the furniture may be available to purchase by separate agreement.

- Popular residential area
- 2 Bedrooms
- Garage and parking
- Modern Kitchen and Bathroom
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to offer to the market this two-bedroom semi-detached bungalow which is offered for sale with NO ONWARD CHAIN.

The bungalow offers an extended kitchen/dining room with a range of modern units and integrated appliances to include an induction hob with extractor hood over, eye level oven with microwave above and a fridge/freezer. A door leads to the rear garden from which there are views to North Hill. The living room is of a good size with a large window to the front allowing plenty of light.

The master bedroom is also a good size and fitted with a range of storage, whilst the second bedroom can be utilised as a generous single or small double. The bathroom has a bath with shower over, wc and wash hand basin.

Outside there is off road parking to the side of the property and a garage which benefits from power and light as well as additional plumbing for a washing machine. The rear garden is of a good size and affords a tremendous amount of privacy as well as lovely countryside views, a garden shed and pond.

Location - Minehead is a coastal town situated near the eastern edge of the Exmoor National Park. The town is known for its traditional seaside resort attractions including a long sandy beach and promenade. The West Somerset Railway, a heritage railway, has its terminus in Minehead, providing a nostalgic steam train experience for tourists. Additionally the town features historic buildings, shops and amenities making it a charming destination for both locals and visitors alike.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty.

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: ///owns.this.fatigued

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

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 January 2024. 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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH

