



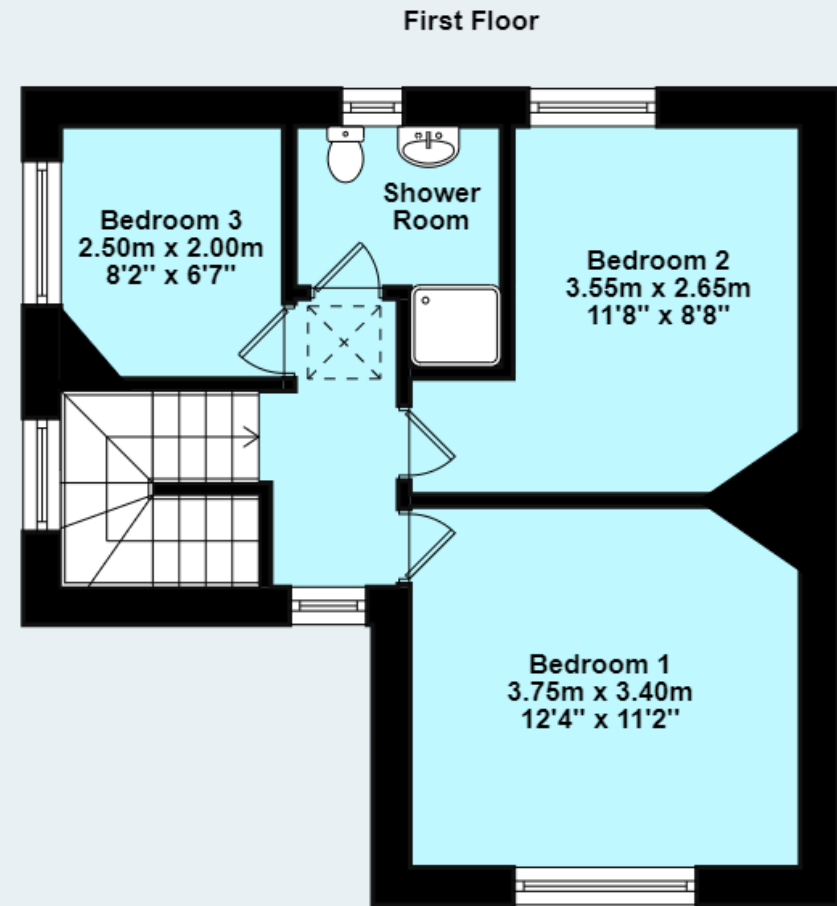
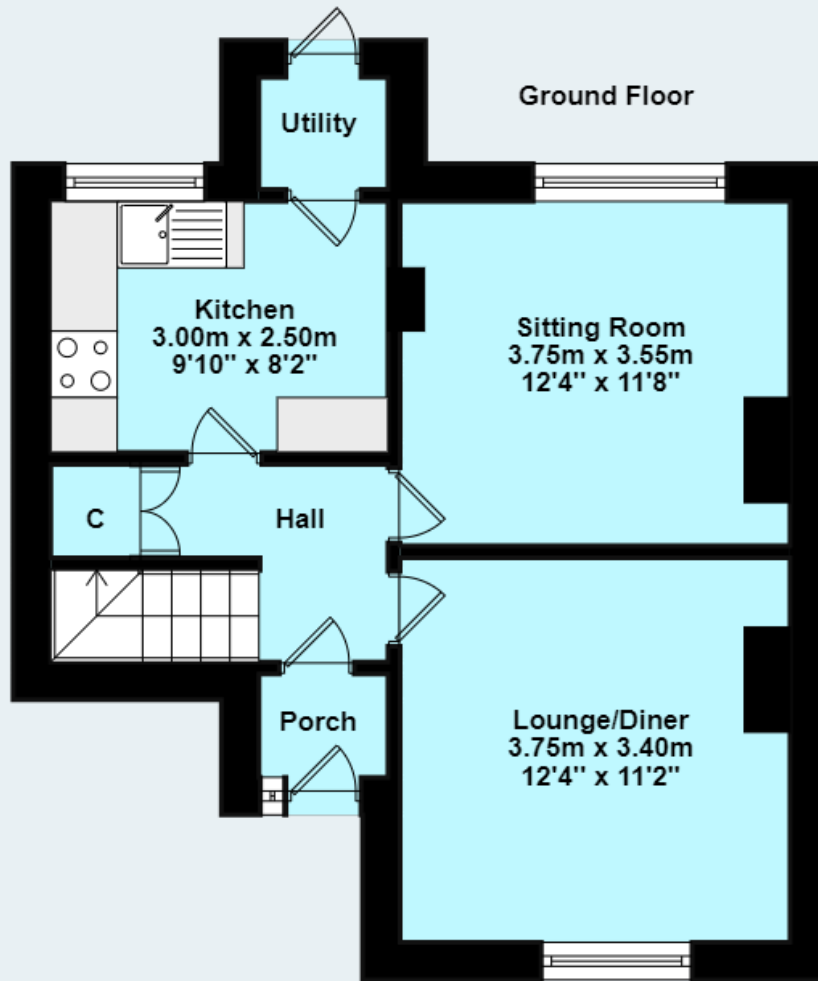
## Cher

Minehead, TA24 5EL  
£265,000 Freehold

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3	2	1	EPC

Wilkie May  
& Tuckwood

# Floor Plan



TOTAL FLOOR AREA:  
84.20sqm (906sqft) Approx.

## Description

A fully updated two reception room, three-bedroom end-of-terrace House situated within half a mile of town centre amenities.

Whilst retaining many original features to include picture rails and fireplaces, the property does benefit from gas fired central heating and double glazing throughout, off road parking to the front and attractive gardens.

- 2 Reception Rooms
- 3 Bedrooms
- Off road parking
- Attractive garden
- Modern Kitchen and shower room



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into PORCH with door to HALLWAY which has doors to the reception rooms and kitchen, stairs to the first floor and understairs cupboard.

LOUNGE/ DINING ROOM: good-sized room with window to the front and attractive feature fireplace.

SITTING ROOM: another good-sized room with an aspect to the rear, attractive feature fireplace and hatch through to the kitchen.

KITCHEN: fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated gas hob with extractor hood over, integrated double oven, space for tall fridge freezer, space

and plumbing for washing machine, window to the rear and door to,

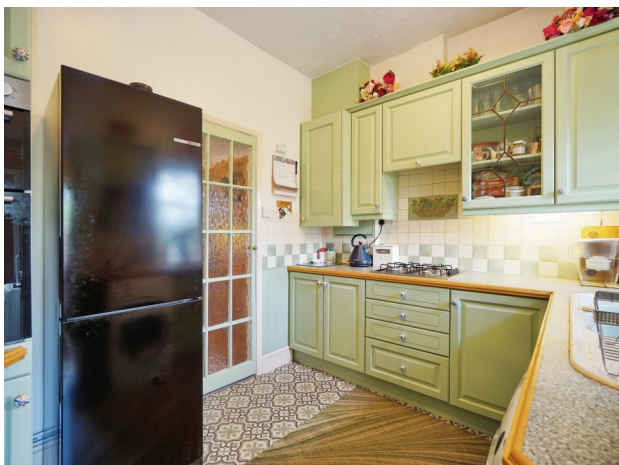
UTILITY/LEAN-TO: with door to the garden.

FIRST FLOOR LANDING: with window to the front.

BEDROOMS: one with an aspect to the front and fireplace, the second with an aspect to the rear and fireplace and the third with an aspect to the rear.

SHOWER ROOM: modern fitted suite.

OUTSIDE: to the front of the property there is a driveway providing for off road parking with the remainder of the front garden laid to lawn. To the rear there is a very attractive and private courtyard garden.



### 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:** [///shelving.small.minivans](#)

**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

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 October 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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