



Watery Lane

Minehead, TA24 5NZ

Guide £249,950 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



ACCOMMODATION *[All measurements are approximate],*

ENTRANCE PORCH, LIVING ROOM 15'2" (4.62m) x 12'2" (3.70m)

KITCHEN/DINING ROOM 17'7" (5.35m) x 14'9" (4.49m) max. SHOWER ROOM

FIRST FLOOR LANDING,

BEDROOM ONE 10'4" (3.14m) x 9'7" (2.92m) min. BEDROOM TWO 15'2" (4.62m) x 6'8" (2.03m) min.

SECOND FLOOR ATTIC ROOM 14'6" (4.41m) x 9'5" (2.87m) with some restricted head height

GARAGE 22'9" (6.93m) x 11' (3.35m)

Description

An updated two bedroom mid-terrace Cottage situated within easy reach of Minehead town centre amenities. The property benefits from gas fired central heating, a re-configured and modernised kitchen, a re-fitted shower room, a useful attic room, new carpets in the living room and bedrooms, a garage with off road parking and a courtyard garden. Other works include new fascia's, soffits and down pipes, a new Baxi boiler with 10 year warranty, a new electrical consumer unit and new light switches and pendants throughout.

- Mid-Terrace Cottage
- 2 bedrooms and attic room
- Garage
- Close to town centre amenities
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: front door into PORCH with door through to the;

LIVING ROOM: which has a window to the front and door to;

KITCHEN/DINING ROOM: modern fitted kitchen with integrated electric oven with hob and extractor hood over, cupboard housing the gas fired boiler, stairs to the first floor and sliding patio doors to the garden.

SHOWER ROOM: fitted suite and window to the rear.

BEDROOM 1: window to the rear and built-in wardrobe.

BEDROOM 2: two windows to the front.

ATTIC ROOM: power and light and access to eaves storage.

OUTSIDE: to the front of the property there is an area of garden with path leading to the front door and the remainder laid with gravel for ease of maintenance. Immediately outside the Kitchen/Dining Room there is a small courtyard area giving access to a rear service lane. On the other side of the service lane there is an off road parking space leading to the GARAGE. Alongside the GARAGE there is a gate giving access to the rear courtyard garden which is paved for ease of maintenance with a storage shed.



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/lonely.fast.whistling

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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