



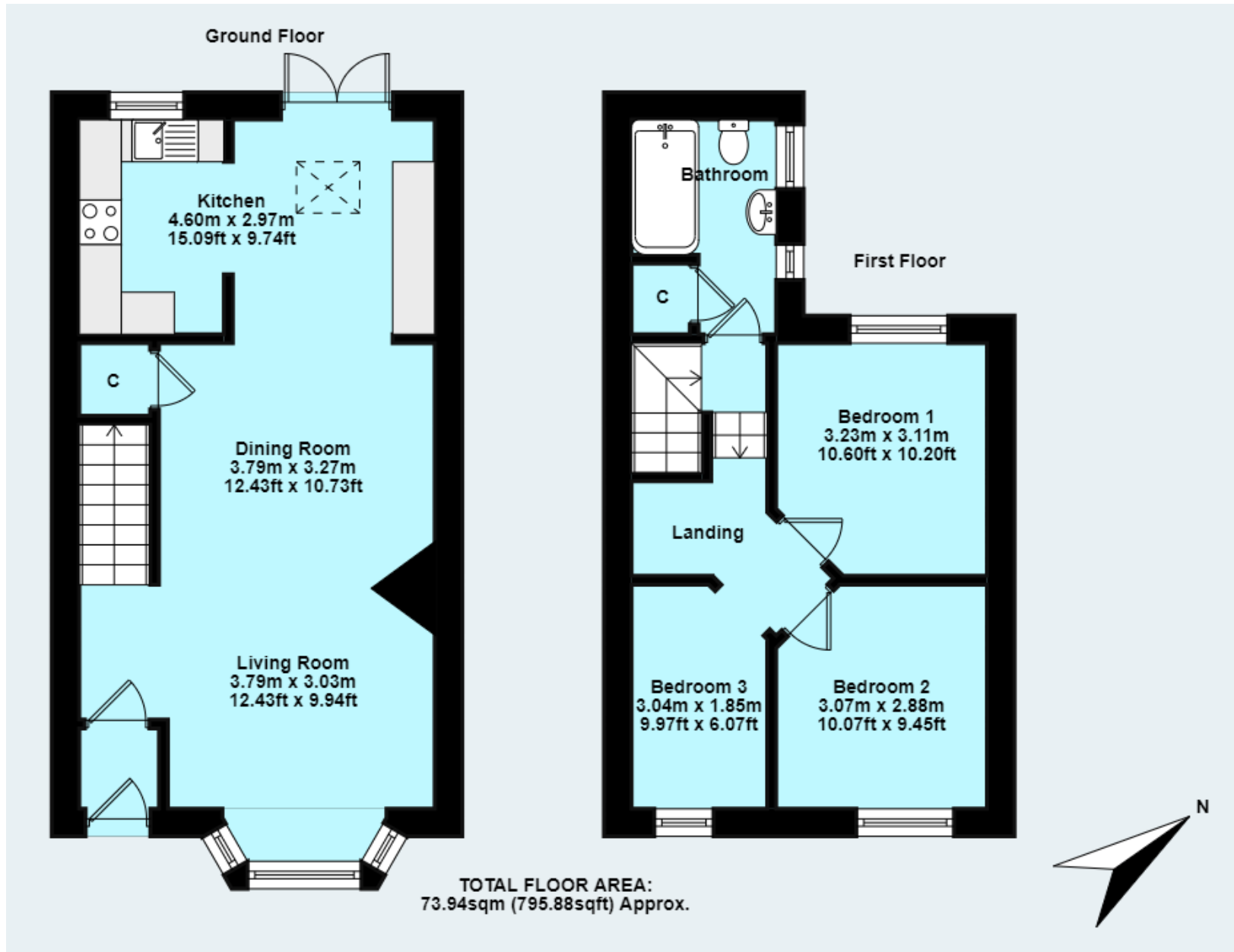
**Lower Meadow Road**

Minehead, TA24 6AN  
£275,000 Freehold

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**Wilkie May  
& Tuckwood**

# Floor Plan



## Description

A well-presented three bedroom mid-terrace house situated within easy walking distance of the shops, schools and other amenities available in Alcombe.

Of standard construction under a pitched roof, this property benefits from newly re-fitted gas fired central heating, double glazing, an extension to the rear to provide for a spacious kitchen area, off road parking to the front and rear and a level rear garden.

- Popular residential area
- 3 Bedrooms
- Modern kitchen and bathroom
- Off road parking to the front and rear
- Level rear garden



Wilkie May & Tuckwood are delighted to be able to offer this mid-terrace house situated conveniently for Alcombe's amenities.

The accommodation comprises in brief with front door into porch with further door through to the open plan ground floor living area. The sitting area has a bay window to the front, wood effect flooring and stairs to the first floor. This leads on to the dining area which has a useful understairs cupboard, a continuation of the wood effect flooring and an attractive fireplace with inset wood burning stove. From the dining area an archway leads through to the kitchen which is fitted with a modern range of wall and base units, tiled floor, roof lantern and French doors leading to the rear garden.

There are also integrated appliances to include a Smeg gas cooker with extractor hood over, a microwave and tall fridge freezer.

To the first floor there are three bedrooms together with a modern fitted bathroom.

Outside to the front there is off road parking. The rear garden is level with a patio area immediately outside the kitchen. The remainder is laid to lawn with a summerhouse. Behind the summerhouse and accessed from a rear lane there is an additional area of off road parking.



### GENERAL REMARKS AND STIPULATION

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

**Services:** Mains water, mains electricity and mains drainage.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** [///canal.innocence.tailing](http://canal.innocence.tailing) **Council Tax Band:** B

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk: Surface Water:** Very 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/webpages/plan/plapplookup.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

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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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