



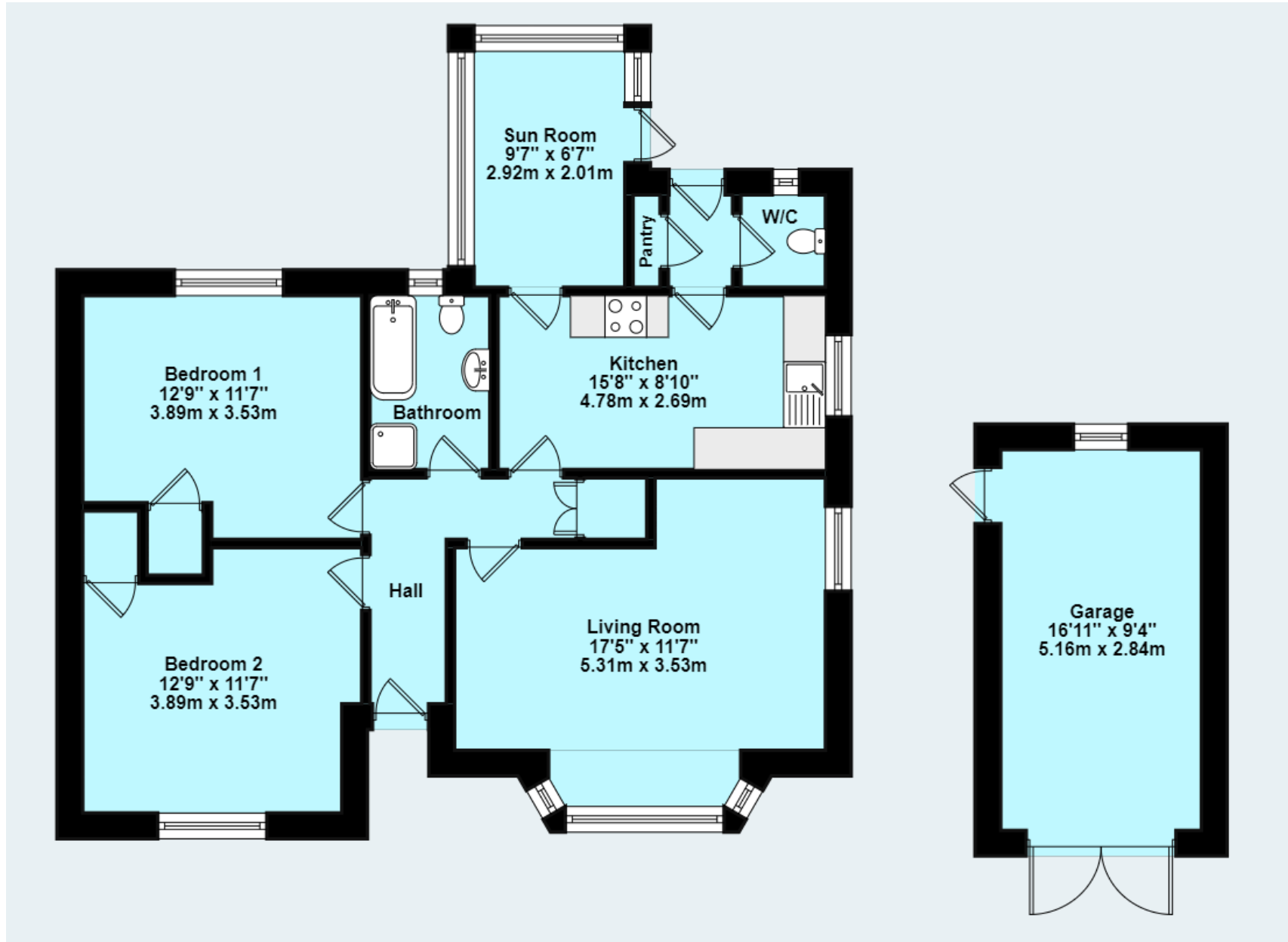
Hopcott Close

Minehead, TA24 5HB
£325,000 Freehold



Wilkie May
& Tuckwood

Floor Plan



Description

A well-presented two double bedroom detached bungalow situated within a popular residential area of Minehead.

Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, gardens to the front and rear, a sun room, a garage with off road parking and lovely views over the surrounding countryside.

The property is offered for sale with **NO ONWARD CHAIN.**

- Popular residential area
- 2 Double bedrooms
- Attractive gardens
- Garage and parking
- Lovely views



Wilkie May & Tuckwood are delighted to be able to offer this attractive two double bedroom detached property situated within a popular area on the outskirts of Minehead.

The accommodation comprises in brief entrance through front door into hallway with storage cupboard and access to all principal rooms. The living room is a good-sized double aspect room with lovely views of the surrounding countryside and a feature fireplace with inset multi-burning stove. There is also a fitted kitchen which has a door into the sun room and a door to a small rear hallway with wc, pantry and door to the garden. The sun room is glazed on three sides with door to the garden.

The bedrooms are both double rooms, one with an aspect to the front and one to the rear and both with built-in wardrobes. The bathroom is fitted with a four-piece suite comprising bath, separate shower cubicle, wash hand basin and wc.

Outside to the front of the property there is a driveway providing for off road parking leading to the detached garage. From the driveway steps lead up to a pathway leading to the front door. The remainder of the front garden is laid to lawn with flower beds. There is gated side access to the rear garden which is also laid to lawn with mature shrubs and trees, a timber garden store and greenhouse.



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: [///postings.broached.outsiders](https://postings.broached.outsiders) **Council Tax Band:** D

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

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 February 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 pose. 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 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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