



## Orchard Court, Manor Road

Minehead, TA24 6ES

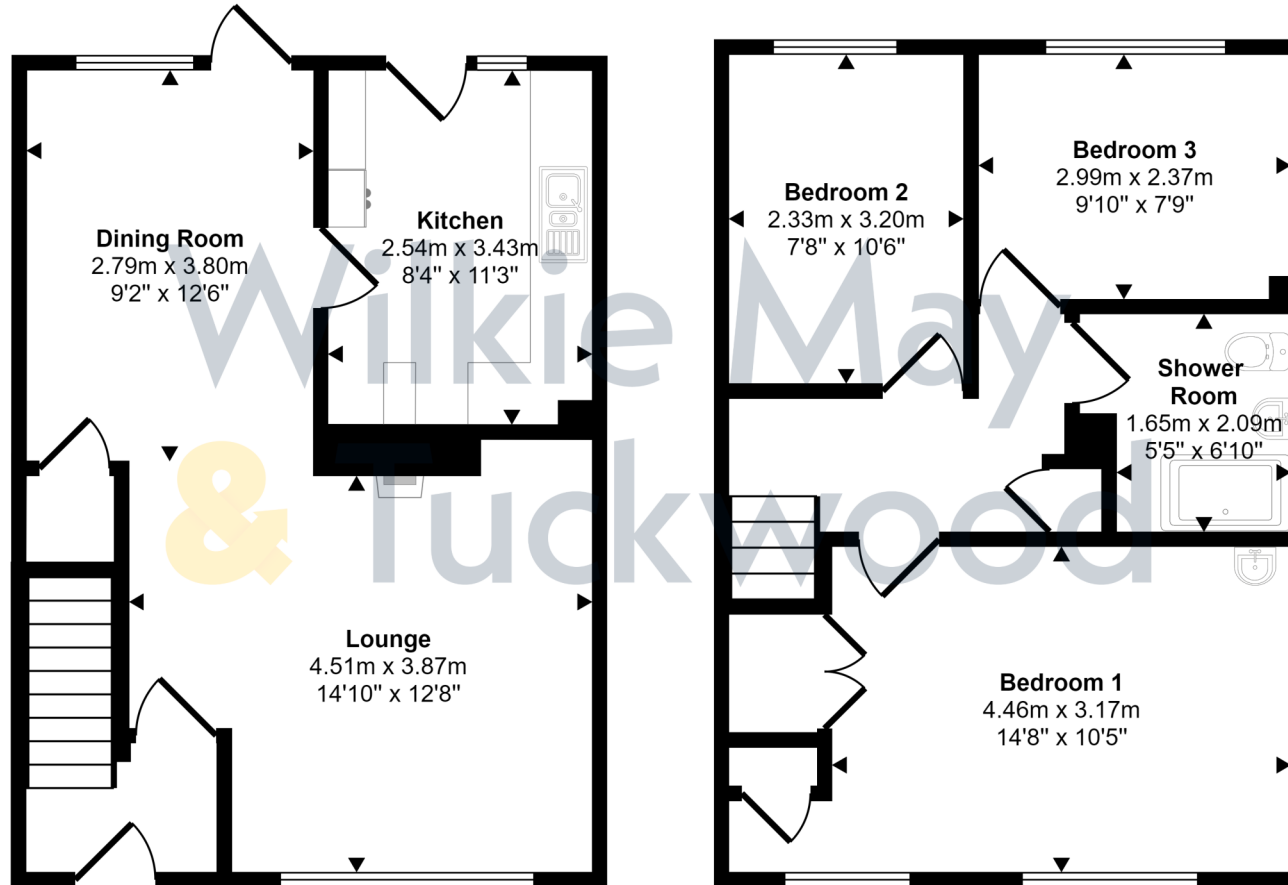
£250,000 Freehold

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**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
86 sq m / 929 sq ft



Ground Floor  
Approx 43 sq m / 462 sq ft

First Floor  
Approx 43 sq m / 468 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Description

A three-bedroom mid-terrace investment property forming part of a small terrace of five houses built within a stone walled former orchard in the sought after Old Alcombe area on the outskirts 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 and a garage situated within a separate block close by with off road parking in front.

The property is situated close to lovely walks up Alcombe Combe to Grabbist Hill and the surrounding countryside.

The property is held under the terms of an assured shorthold tenancy with a current rental income of £975.00 per calendar month.

- Investment property
- 3 Bedrooms
- Garage and parking
- Garden
- NO ONWARD CHAIN



Wilkie May and Tuckwood are delighted to be able to offer this three bedroom mid-terrace house.

The accommodation comprises in brief of a small entrance hall with stairs to the first floor and door through to a large double aspect lounge dining room which has two storage cupboards and door to the rear garden. A door also opens into the kitchen which also has a window to the rear and door to the garden. The kitchen is fitted with a range of wall and base units and houses the gas fired boiler.

To the first floor there is a landing area with airing cupboard and doors to the bedrooms and fitted shower room. The master bedroom is a large room with two windows to the front and two built-in cupboards. The remaining two bedrooms have aspects to the rear with views over the garden and towards the surrounding hills.

Outside to the front there is a common pathway running in front of the five properties with pathways leading to each front door and a small area of garden. The rear garden has a

patio area immediately outside the dining area and kitchen with the remainder laid to lawn with a gate leading to a pathway which runs to the rear of the terrace. The garage is situated in a block close by with parking space.

AGENTS NOTE: The property is subject to payment of:

One sixth of maintaining the area between the road and the garage area.

One fifth of maintaining the garage area.

One quarter of maintaining the pathway behind nos. 1 and 4 Orchard Court

One fifth of maintaining the pathway in front of nos. 1 to 5 Orchard Court.

It is also understood that each owner is responsible for the costs of maintaining the boundary walls directly in front of and directly behind each property.



### 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:** [///dislikes.safari.lunges](https://dislikes.safari.lunges) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk:** **Surface Water:** Low risk **Rivers and the Sea:** 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/>

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 August 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.



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