



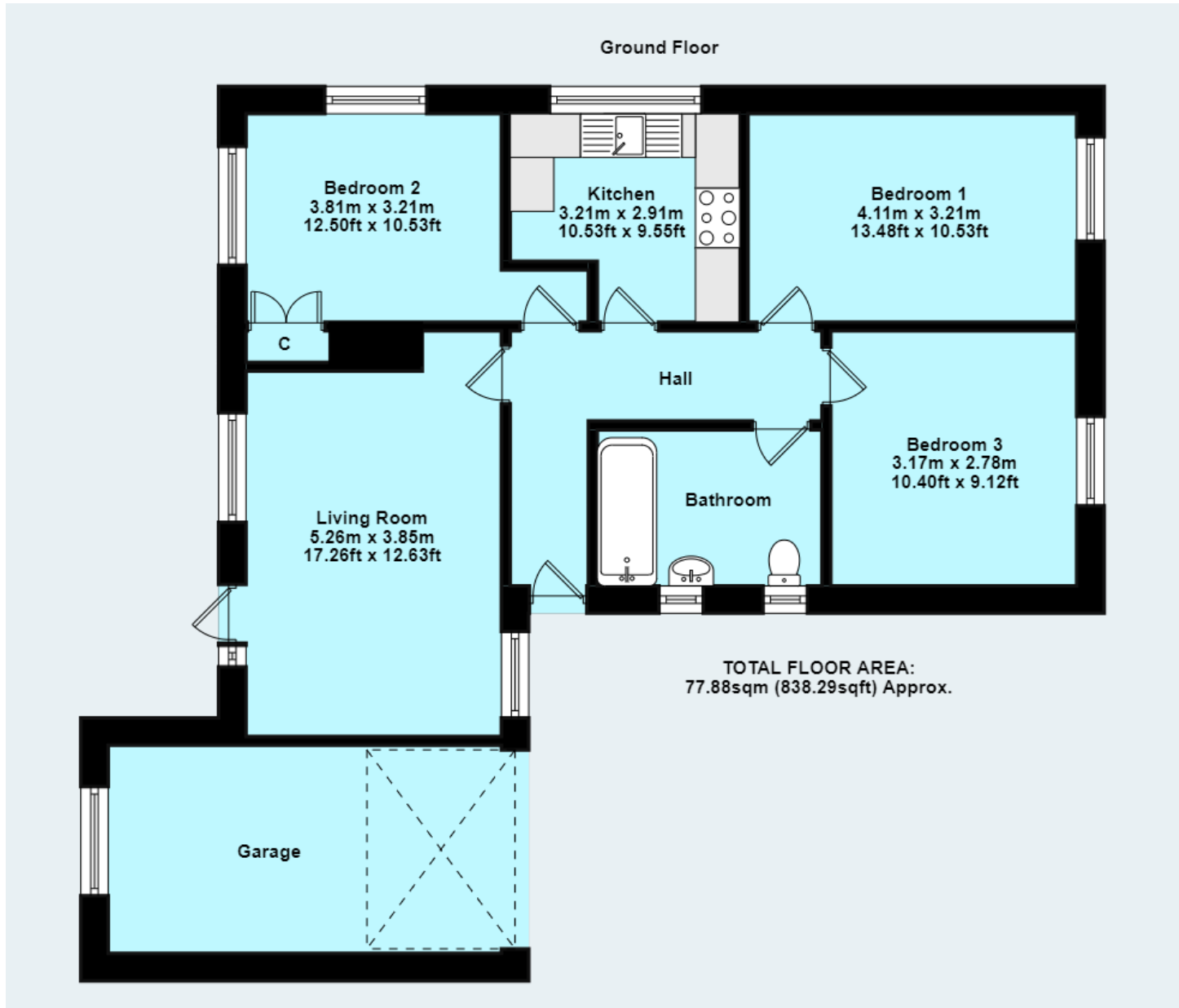
## Old Farm Close

Minehead, TA24 8AU  
£400,000 Freehold



Wilkie May  
& Tuckwood

# Floor Plan



# Description

A spacious three-bedroom detached bungalow situated in a quiet cul-de-sac within a popular residential area of Minehead, offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, this property benefits from gas fired central heating and double glazing throughout, an integral garage with off road parking, gardens to the front and rear and lovely views from the front and side.

- Cul-de-sac location
- 3 Bedrooms
- Attractive gardens
- Lovely views
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this three bedroom detached bungalow located within a quiet cul-de-sac.

The accommodation comprises in brief with front door into the hallway which has doors to all rooms. The living room is a large, double aspect room with windows on two sides and patio door leading to the garden. The kitchen is fitted with modern wall and base units with integrated oven with gas hob and extractor hood over, space and plumbing for washing machine, space for tall fridge freezer and houses the gas fired boiler.

Two of the bedrooms have aspects to the front with far reaching views towards North Hill and the other is a double aspect room with views

over the gardens. The bathroom is fitted with a modern suite and has two windows to the front.

Outside to the front there is a sloping driveway providing off road parking leading to the integral garage. The remainder of the front garden is laid to lawn with a pathway leading around the side of the property to access the rear garden which has a patio area immediately outside the living room, an area laid to lawn, fenced boundaries with flower and shrub borders, a shed and pleasant views.



### 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:** [///joggers.introduce.upwards](#) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 51 Mbps download and 8 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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