

Alcombe Road

Minehead, TA24 6AZ
£250,000 Freehold



3



1



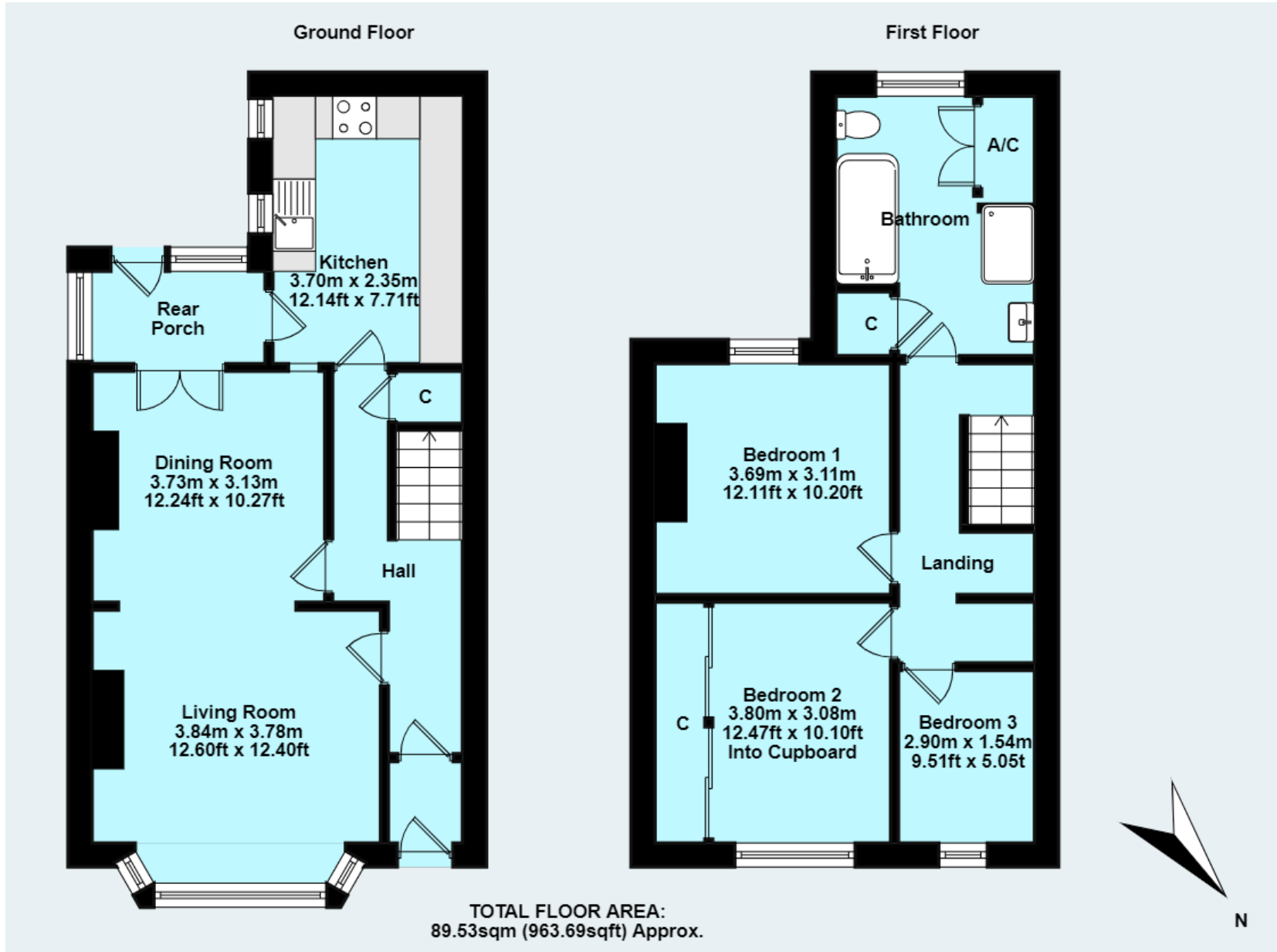
1

D

EPC

Wilkie May
& Tuckwood

Floor Plan



Description

A three-bedroom end-of-terrace house with garage, off road parking space and courtyard garden situated within easy walking distance of Alcombe's shops, schools and other amenities.

The property is offered for sale with NO ONWARD CHAIN.

- Close to local amenities
- 3 Bedrooms
- Garage and parking space
- Private courtyard garden
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into PORCH with multi-paned door into HALLWAY which has wood effect flooring, stairs to the first floor and two understairs cupboards.

LIVING/ DINING ROOM: the living area has a bay window to the front and fireplace with wooden surround and inset living flame coal effect gas fire. The dining area has wood effect flooring, hatch through to the kitchen and double multi-paned door to the rear.

REAR PORCH: with wood effect flooring, exposed brick work, part glazed door and window to the rear and door to the,

KITCHEN: fitted with a range of modern wall and base units, one and a half bowl sink and drainer incorporated into work surface, tiled surrounds, integrated dishwasher and range style cooker with extractor hood over, space for fridge freezer, wood effect flooring and window to the

side.

FIRST FLOOR LANDING: half landing with door to the,

BATHROOM: four piece suite comprising bath, separate shower cubicle, wash hand basin and wc. There is also a window to the rear and two built-in cupboards, one of which houses the gas fired boiler.

BEDROOMS: two with aspects to the front and one to the rear.

OUTSIDE: to the rear there is a private courtyard area with brick built OUTHOUSE which has space and plumbing for washing machine, electricity supply and a WC. Steps lead up to a further area of garden with gate leading to a rear service road and personal door into the GARAGE which is accessed from the rear service road. There is also gated access to the garden alongside the front of the house.



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: [///landowner.mills.bulge](#)

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

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 October 2023. 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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH

