



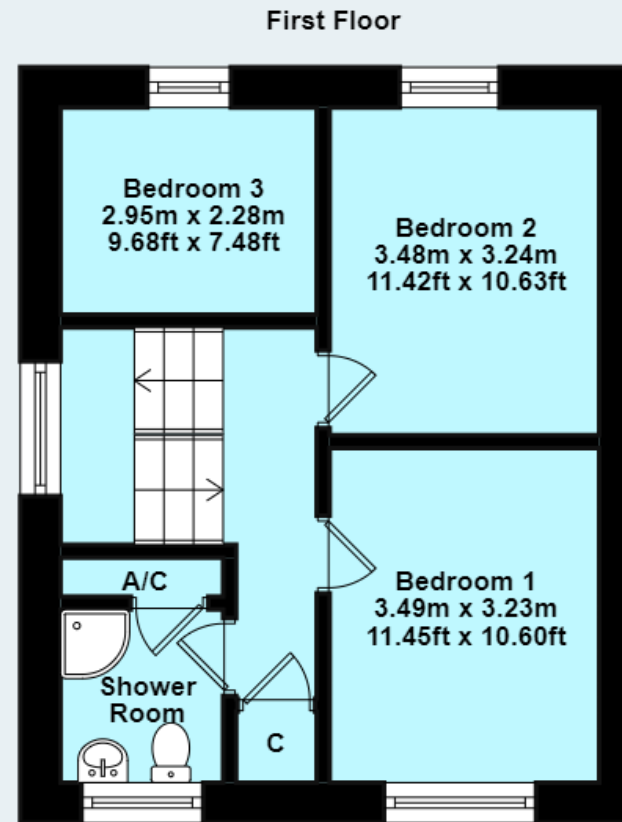
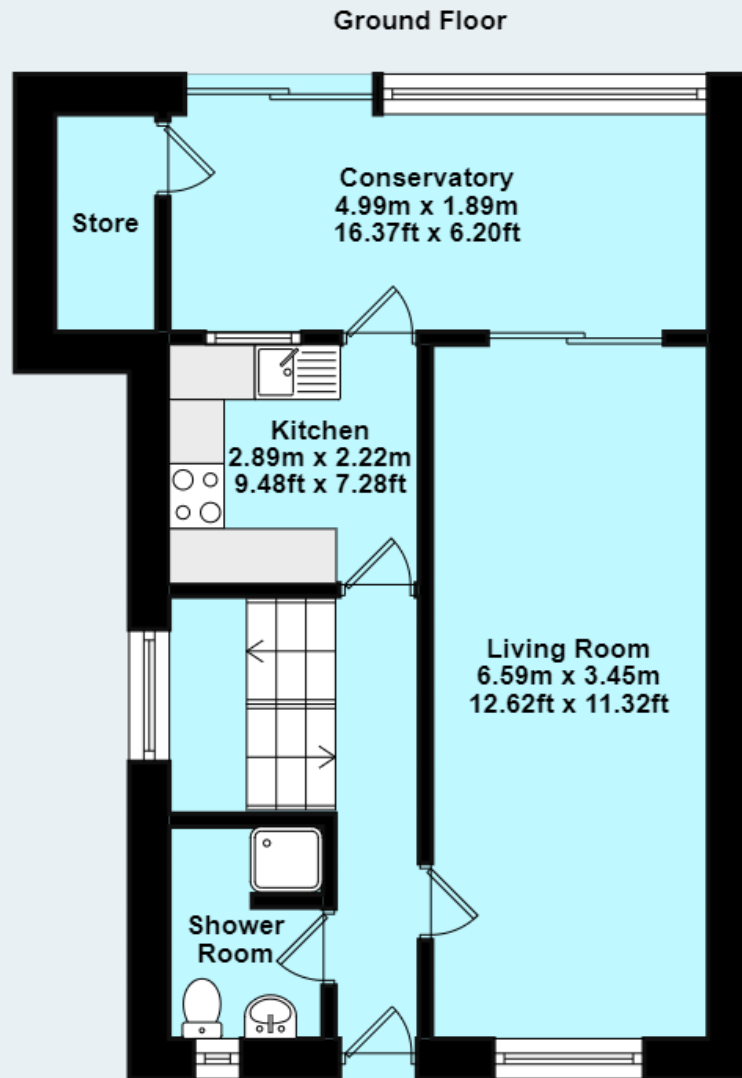
## Hawthorn Road

Minehead, TA24 8EP  
£225,000 Freehold

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3	1	2	EPC

**Wilkie May  
& Tuckwood**

# Floor Plan



TOTAL FLOOR AREA:  
91.12sqm (980.81sqft) Approx.

# Description

A well-presented three-bedroom end-of-terrace house situated within a popular development and offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, the property is fully double glazed with electric storage heating. Other benefits include a conservatory, shower rooms on the ground and first floor, off road parking to the front, a level garden to the rear and pleasant views from the rear of the property towards Woodcombe.

- Popular residential area
- 3 Bedrooms
- Garden and parking
- Ground and first floor shower rooms
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this well-presented end-of-terrace house.

The accommodation comprises in brief with front door into the hallway with stairs to the first floor and door to the ground floor shower room. The living room is a good-sized room with window to the front and sliding doors leading into the conservatory which has a large window overlooking the rear garden, door to a useful store and door to the garden.

The kitchen is fitted with a range of wall and base units, space for a slot in cooker with extractor hood over and space for an undercounter fridge. There is also a door into the conservatory.

To the first floor there is a landing area with storage cupboard and doors to the three bedrooms, one with an aspect to the front and two to the rear with pleasant views towards Woodcombe. There is also a fitted shower room with airing cupboard.

Outside to the front, there is off road parking. To the rear there is a level garden with an area laid to lawn, a patio, flower borders and a shed.



### 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:** [///leaned.unloads.warms](http://leaned.unloads.warms) **Council Tax Band:** B

**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:** Very low risk **Rivers and the Sea:** Medium 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 March 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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