



## Quarry Close

Minehead, TA24 6ED

OIEO: £280,000 Freehold



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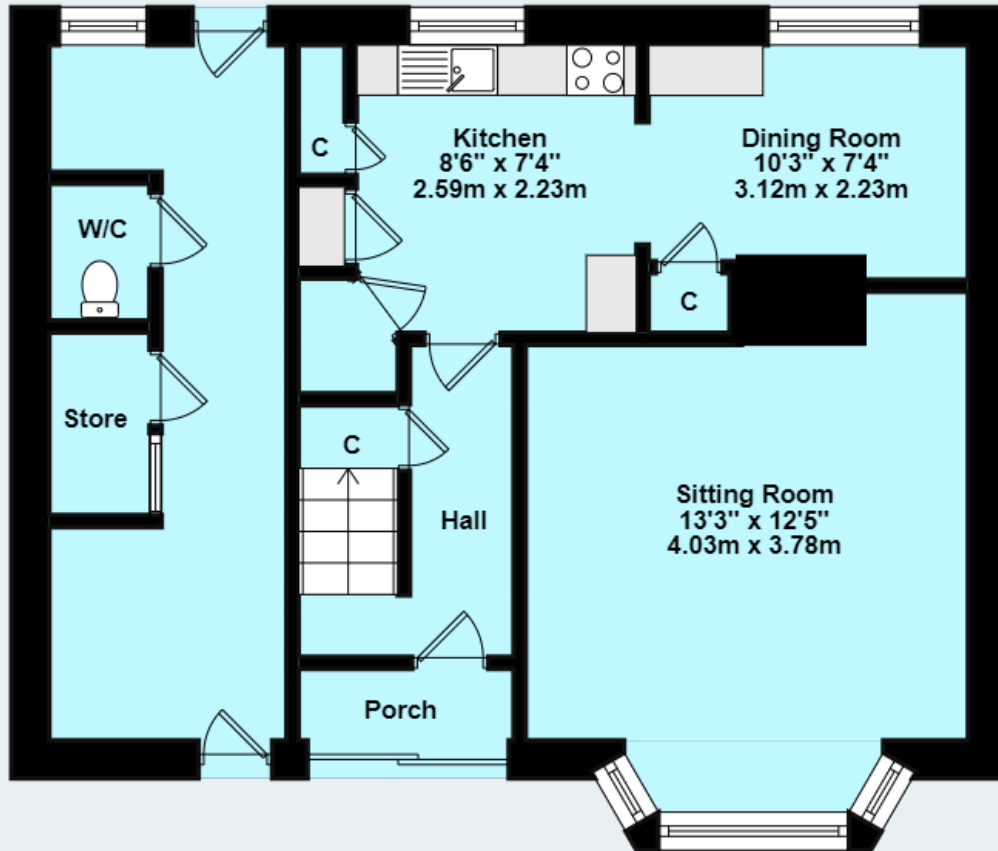
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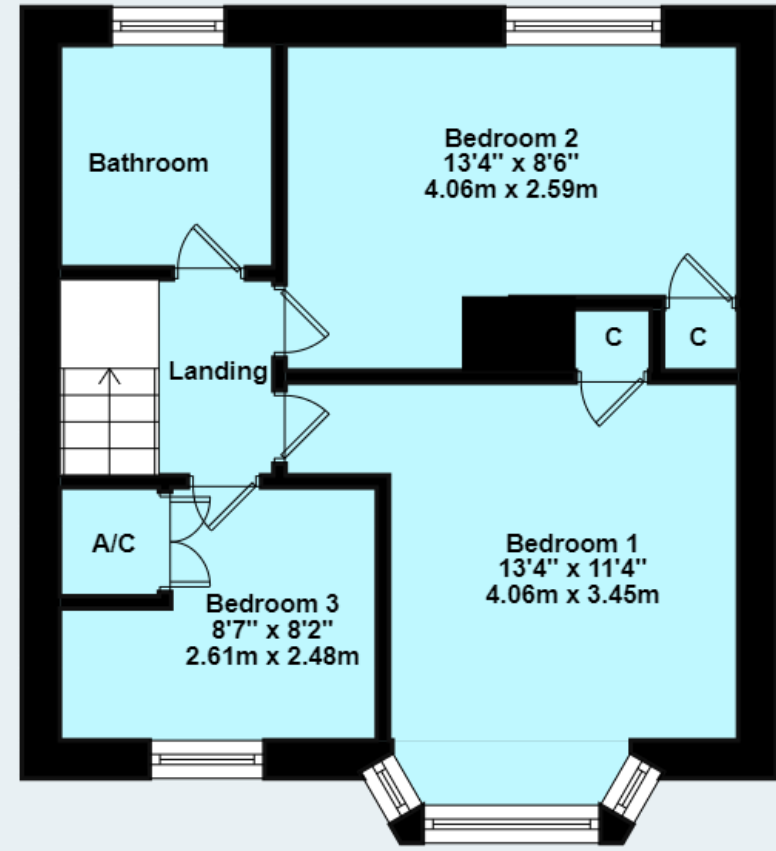
Wilkie May  
& Tuckwood

# Floor Plan

Ground Floor



First Floor



# Description

A three-bedroom semi-detached house situated within easy walking distance of Alcombe's shops, schools and other amenities and 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, off road parking to the front and a large rear garden.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Popular residential area
- 3 Bedrooms
- Large garden
- Off road parking
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be in a position to offer this three-bedroom family home situated on the outskirts of Minehead.

The accommodation comprises in brief with sliding door into porch and front door into a hallway with stairs to the first floor and understairs cupboard.

The sitting room is a good-sized room with bay window to the front, laminate wood effect flooring and fireplace with inset wood burning stove. The fitted kitchen is to the rear of the property with opening into the dining room, both rooms enjoying views over the rear garden.

Alongside the front door a further door opens into a store room with wc which runs along the side of the property with door to the rear garden.

To the first floor there is a landing area with doors to the bedrooms and fitted bathroom. Two of the bedrooms are to the front, one with a fitted cupboard and one housing the airing cupboard and the third has an aspect to the rear with far reaching views.

Outside to the front there is off road parking with the remainder of the front garden laid to lawn. The large rear garden is level, predominantly laid to lawn with a pond and greenhouse.



### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty.

**Services:** Mains water, mains electricity and mains drainage. Gas fired central heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** [///slippers.pulps.constants](http://slippers.pulps.constants) **Council Tax Band:** C

**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 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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