



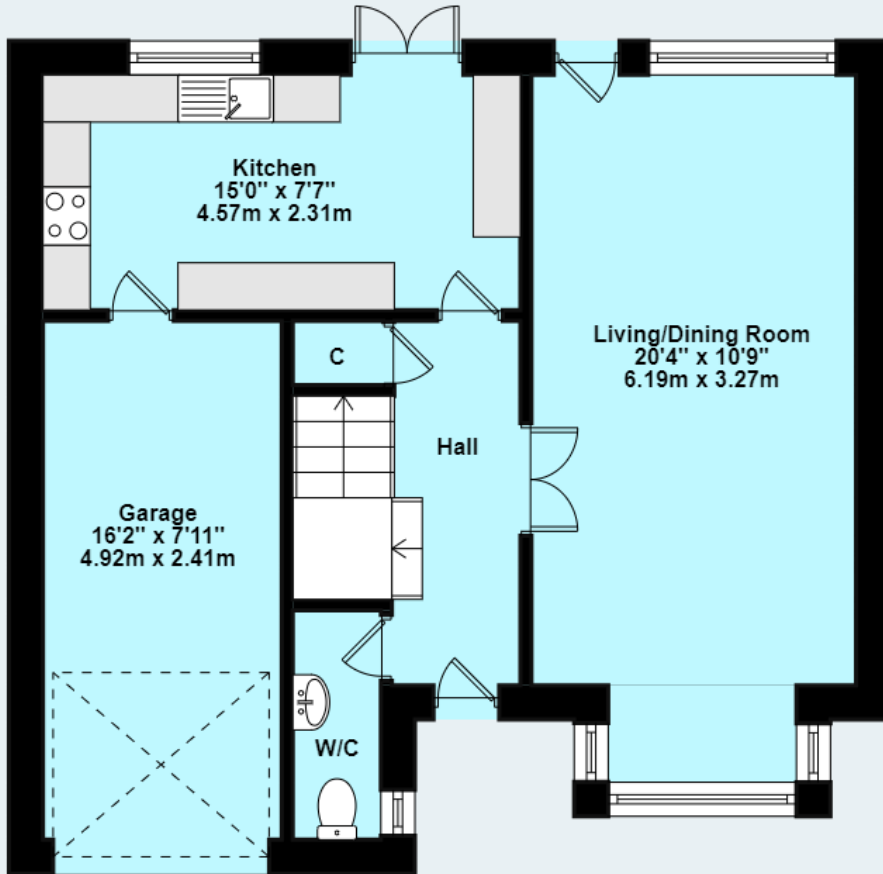
Barton Road, Alcombe,
Minehead, TA24 6BZ
£395,000 Freehold

			
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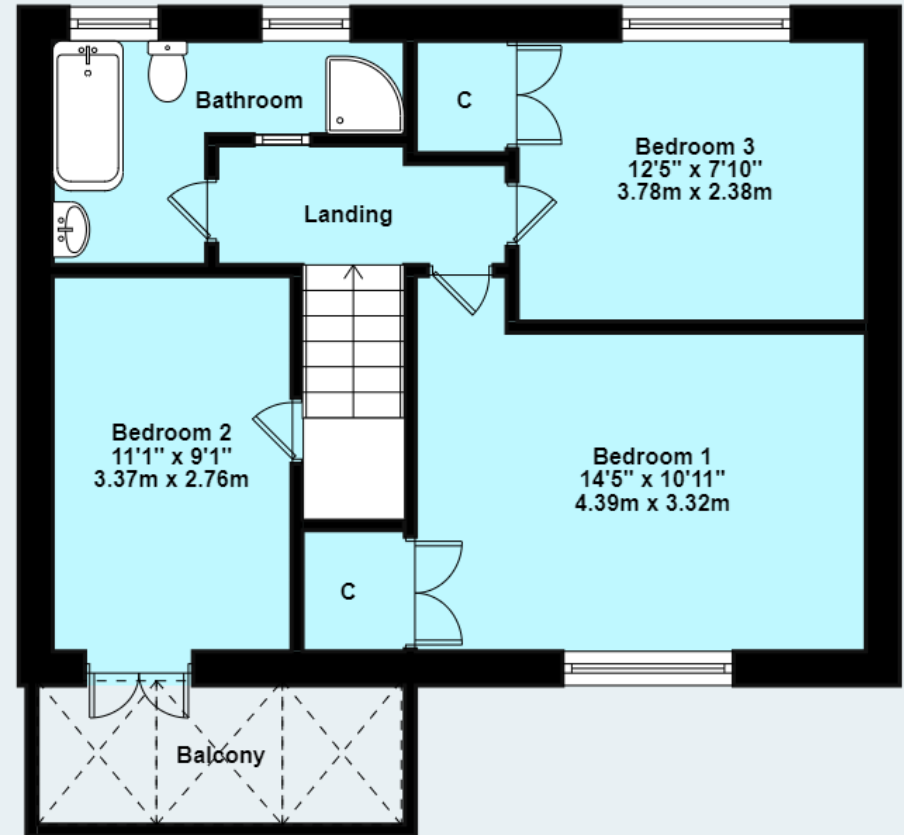
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



Description

A beautifully presented three-bedroom detached house situated within a small cul-de-sac on the outskirts of Minehead.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, an integrated garage with off road parking, a cloakroom, an attractive level garden to the rear and a balcony leading from the master bedroom to take advantage of the lovely views from the front of the property towards North Hill.

- Cul-de-sac location
- 3 Bedrooms
- Good-sized garden
- Modern kitchen and bathroom
- Garage with parking



Wilkie May & Tuckwood are delighted to be in a position to offer this beautifully presented three bedroom detached house.

The accommodation comprises in brief with front door into the hallway with stairs to the first floor, understairs cupboard and door to a fitted cloakroom. The living/dining room is a large, double aspect room with bay window to the front, window to the rear and door opening out to the rear garden.

The kitchen is fitted with a modern range of wall and base units with beech effect work surface and integrated appliances to include a double oven with gas hob and extractor hood over, dishwasher and fridge. There is also a door into the garage and French doors out to the garden.

To the first floor there are three bedrooms, all

with built-in wardrobes, one with an aspect to the rear and two with aspects to the front. Bedroom 2 also has French doors leading out to a balcony affording lovely views towards North Hill. There is also an L-shaped bathroom fitted with a four-piece suite.

Outside, the property is approached from Barton Road up shallow steps rising to a patio area with steps up to the front door. Alongside this patio area there is a driveway providing off road parking leading to the garage. To the side there is gated access to the rear garden. Immediately outside the kitchen and living/dining room there is a patio area with steps rising up to the remainder of the garden which is laid to lawn with an attractive patio area sheltered by a high stone wall. There is also a shed.



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 and mains drainage. Gas fired central heating.

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

Property Location: [///prepare.fishnet.award](#) **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: 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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