



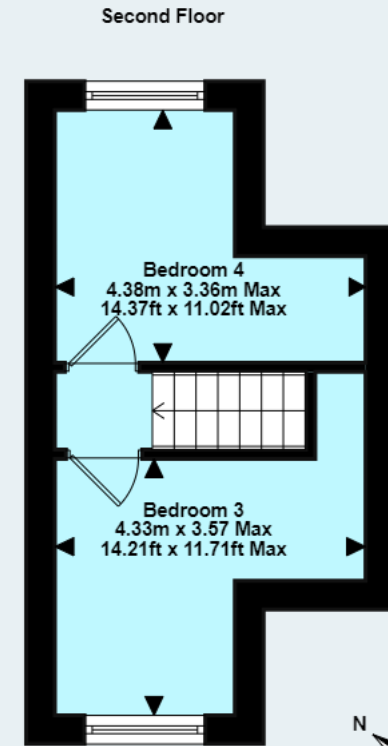
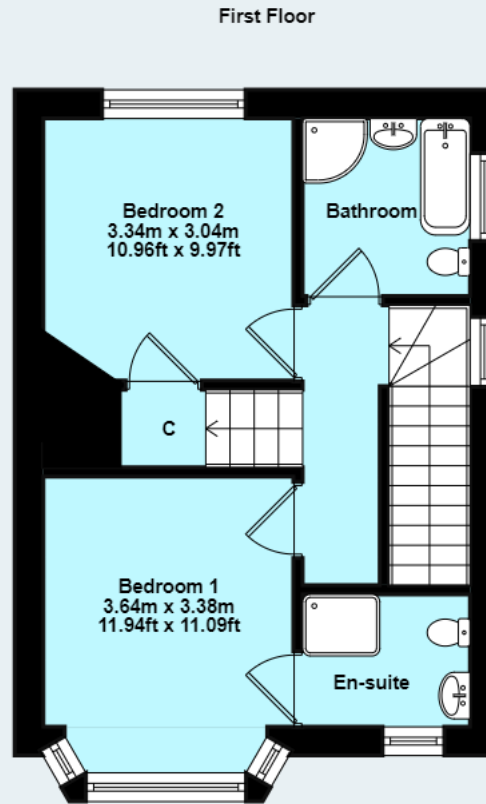
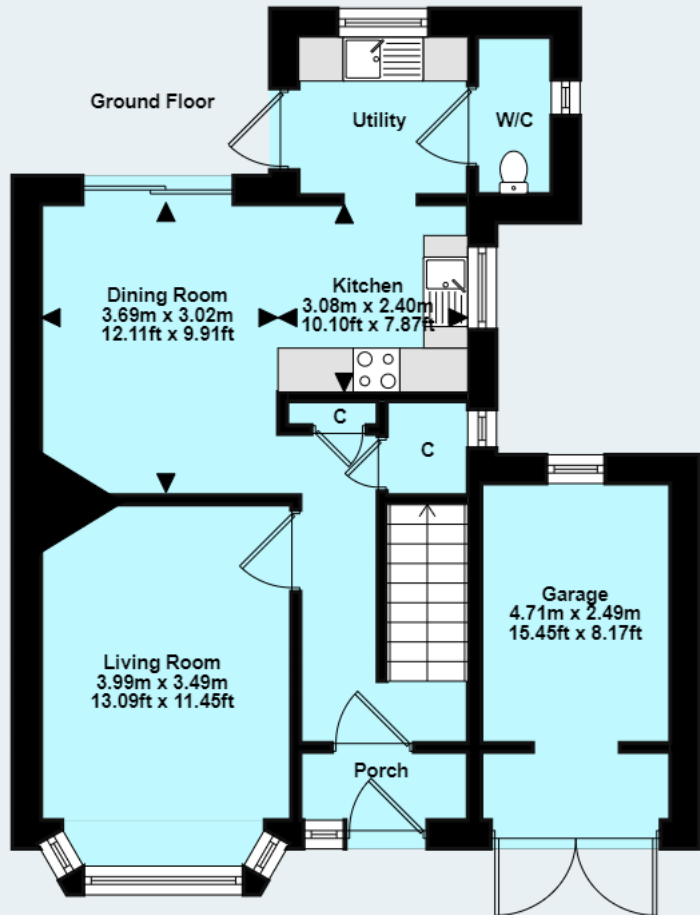
**Alcombe Road**

Minehead, TA24 6AZ  
£425,000 Freehold

			<b>D</b>
4	1	2	EPC

**Wilkie May  
& Tuckwood**

# Floor Plan



TOTAL FLOOR AREA:  
111.26sqm (1208.36sqft) Approx.  
Exc. Garage





# Description

A beautifully presented and fully refurbished four-bedroom semi-detached House situated within easy walking distance of the schools, shops and other amenities available in Alcombe.

The property benefits from gas fired central heating and double glazing throughout, a utility room, downstairs WC, an en-suite to the master bedroom, a garage with off road parking and attractive level gardens.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

- Close to local amenities
- 4 Bedrooms, one with en-suite
- Garage and parking
- Level rear garden
- Modern Kitchen, Utility and Bathroom



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through door into PORCH with gas meter, coats hanging space and glazed door to ENTRANCE HALL with stairs to the first floor and two understairs cupboards, one housing the fuse board and the other for storage.

LIVING ROOM: good-sized room with bay window to the front.

KITCHEN/DINING ROOM: lovely, light, double aspect room fitted with a modern kitchen comprising base and wall units with quartz work surface, induction hob with extractor hood over, integrated oven and fridge freezer, feature fireplace (not in use), patio doors to the garden, window to the side and opening to,

UTILITY: continuation of matching units, composite work surface, space and plumbing for washing machine, integrated dishwasher and window to the rear.

WC: with obscured window to the side.

FIRST FLOOR LANDING: with stairs to second floor.

BEDROOMS 1 and 2 : the master has a bay window to the front and EN-SUITE SHOWER ROOM and the other a window to the rear.

BATHROOM: fitted suite comprising bath, separate shower cubicle, wash hand basin and WC.

SECOND FLOOR LANDING: with access to the remaining two BEDROOMS one with an aspect to the rear and one to the front.

OUTSIDE: the property is approached over a driveway providing for parking leading to the GARAGE. The rear garden is level and of a good size with composite decked area immediately outside the dining area, an area laid to lawn and a graveled seating area.



### 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:** [///advantage.disband.tasters](http://advantage.disband.tasters) **Council Tax Band:** D

**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:** 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/>

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 May 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.



**Tel: 01643 704400**

6 Wellington Square, Minehead, Somerset, TA24 5NH

