



## Cherfield

Minehead, TA24 5TD

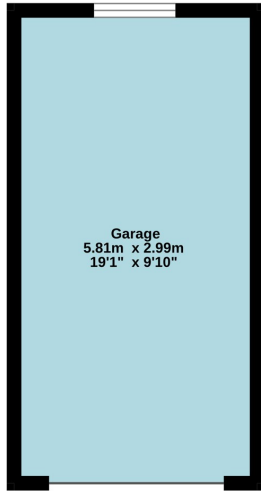
Price £350,000 Freehold

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| <b>3</b>                                                                            | <b>1</b>                                                                             | <b>1</b>                                                                              | <b>EPC</b> |

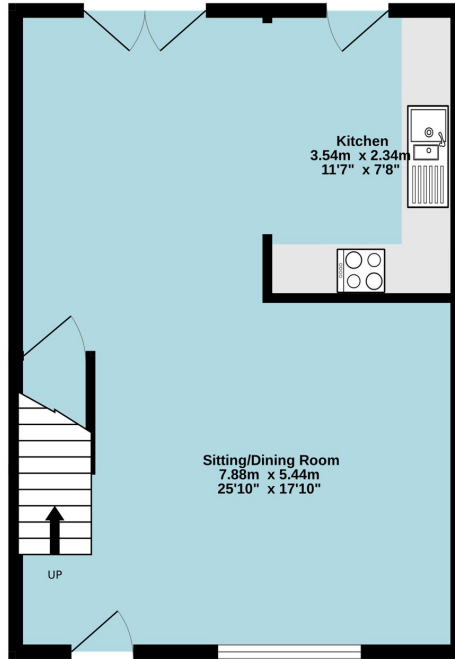
**Wilkie May  
& Tuckwood**

# Floor Plan

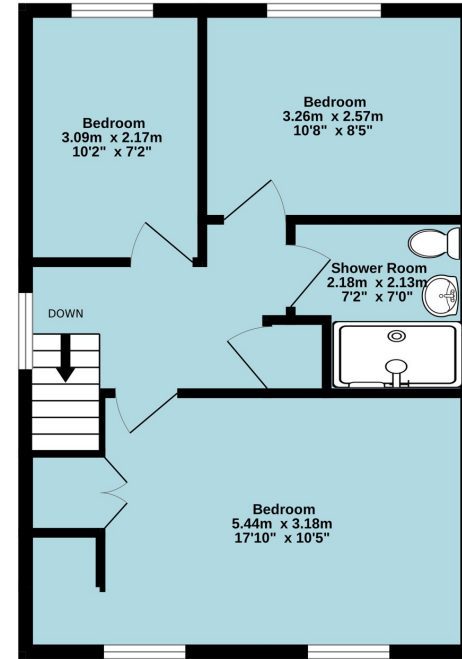
Garage  
17.4 sq.m. (187 sq.ft.) approx.



Ground Floor  
42.9 sq.m. (461 sq.ft.) approx.



1st Floor  
42.9 sq.m. (461 sq.ft.) approx.



**TOTAL FLOOR AREA : 103.1 sq.m. (1110 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Description

A beautifully presented, three-bedroom semi-detached house situated within a popular residential area of Minehead with larger than average, attractively landscaped gardens and lovely views from the rear towards North Hill and the coast.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a large, open plan living/dining/kitchen and a detached garage with off road parking.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Beautifully presented throughout
- 3 bedrooms
- Garage with off road parking
- Landscaped gardens
- Lovely views from the rear



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented semi-detached house.

The accommodation comprises in brief: entrance through front door into open plan living/dining/kitchen with window to the front, stairs to the first floor and French doors and further door opening to the rear garden. The kitchen area is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated appliances to include oven with hob and extractor hood over, dishwasher and wine fridge. There is also space for a tall fridge freezer.

To the first floor there is a good-sized landing area with storage cupboard, window to the side and doors to the bedrooms and shower room. The master bedroom is a large room with two windows to the front and storage cupboard. Bedrooms 2 and 3 have aspects to the rear

with lovely views towards North Hill and the coast. The shower room is fitted with a modern suite comprising large shower cubicle and wash hand basin and wc fitted into a vanity unit.

Outside, to the front there is a driveway providing off road parking leading to the garage which has space and plumbing for a washing machine and window to the rear. The remainder of the front garden has been laid with gravel for ease of maintenance. The larger than average rear garden has been terraced and predominantly laid to lawn to take full advantage of the lovely views.



### 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:** [///tribal.brother.morphing](http://tribal.brother.morphing) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 34 Mbps download and 6 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 June 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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