



Widgeon Close

Minehead, TA24 6UH

OIEO £200,000 Freehold



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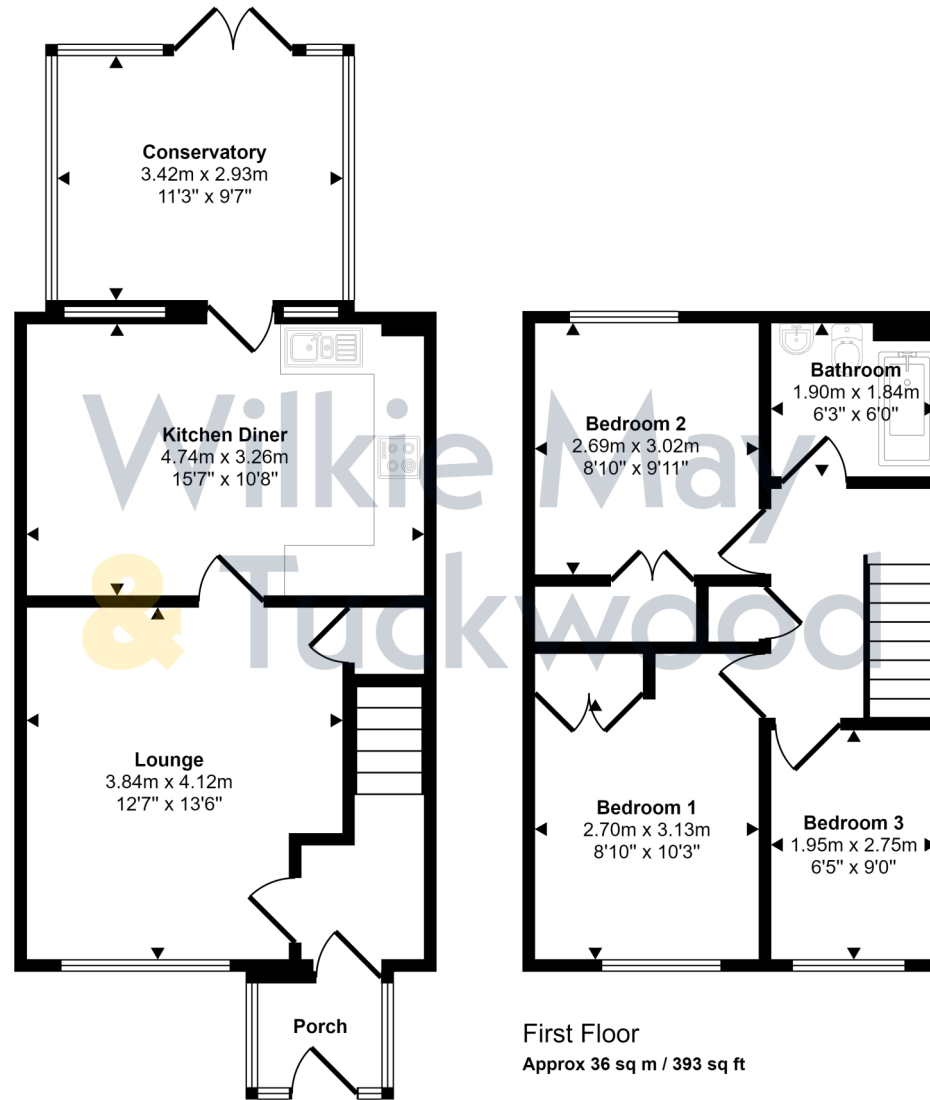


EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
86 sq m / 922 sq ft



Ground Floor
Approx 49 sq m / 529 sq ft

First Floor
Approx 36 sq m / 393 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A three-bedroom semi-detached house situated on the outskirts of Minehead and offered for sale with NO ONWARD CHAIN.

Located conveniently for the schools and supermarkets on the edge of town and within easy walk of Minehead sea front, this property is of cavity wall construction under a pitched roof and benefits from gas fired central heating and double glazing throughout, a conservatory, off road parking and gardens to the front and rear.

- Semi-detached house
- 3 bedrooms
- Off road parking
- Gardens to the front and rear
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this three-bedroom property on the outskirts of Minehead.

The accommodation comprises in brief: entrance through front door into porch with door through to the hallway which has stairs rising to the first floor and door into the lounge. The lounge is a good-sized room with window to the front, door to understairs storage cupboard and door through to the kitchen diner. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface, space for slot in electric cooker and space and plumbing for washing machine. The kitchen also houses the wall mounted gas fired boiler. From the kitchen diner, a door leads through to the conservatory which is glazed on three sides with double doors opening out to the garden.

To the first floor there is a landing area with doors to the bedrooms and bathroom. Two of the bedrooms have aspects to the front, one with a fitted wardrobe and the third has an aspect to the rear and fitted wardrobe. The bathroom is fitted with a three piece suite.

Outside, the property is approached over a driveway providing off road parking. There is a small area of garden to the front together with gated access to the rear garden. There is a patio area immediately outside the conservatory with an area of lawn and fenced boundaries.



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: [///trifling.beamed.quick](http://trifling.beamed.quick) **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is likely 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:** High 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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