



Ponsford Road

Minehead, TA24 5DY

Price £355,000 Freehold



3



1



1

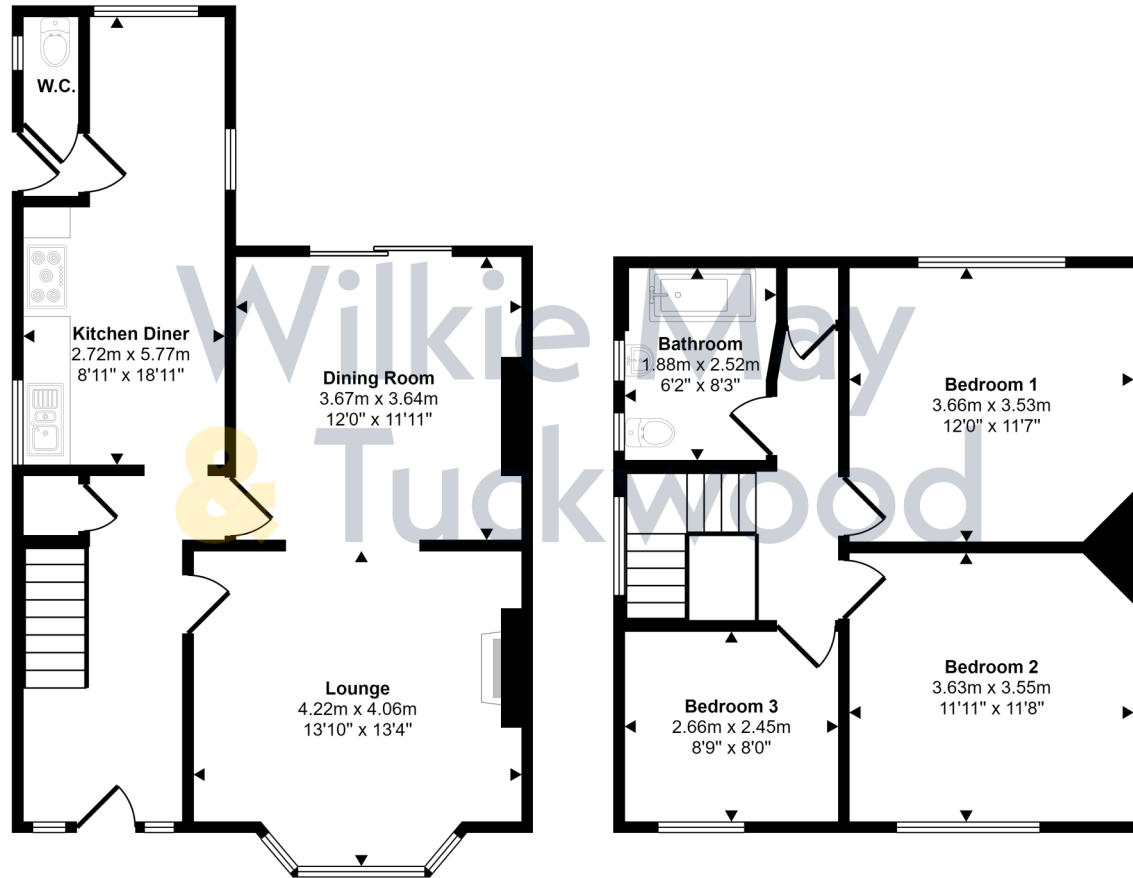
E

EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
103 sq m / 1110 sq ft



Ground Floor
Approx 56 sq m / 608 sq ft

First Floor
Approx 47 sq m / 502 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 well-presented three bedroom semi-detached family Home, within easy reach of town centre amenities and schools.

Other benefits include gas central heating, double glazing throughout. Off road parking and good-sized garage.

- Within walking distance of town centre
- Large, level garden
- Internal viewing recommended.
- Popular location close to schools.



Wilkie May & Tuckwood are delighted to be able to offer this well-presented 3 bedroom semi detached family home.

The accommodation comprises in brief: entrance through front door to large entrance hall with useful understairs cupboard offering space and plumbing for washing machine, stairs leading to first floor. Door leading to

Lounge/ Dining room.: Open plan room with bay window to front, feature fireplace and patio doors out to rear garden. Kitchen fitted with a range of base and wall units, inset stainless steel sink, double aspect dining area. Door leading to downstairs WC and side access to garden.

To the first floor there is a landing area with loft hatch and airing cupboard.

Door leading to Bedroom One with aspect to the rear, Bedroom Two with aspect to the front and wash hand basin and Bedroom Three with aspect to front.

The Bathroom has a modern white three piece suite with rain drop shower and towel rail.

Outside, there is off road parking and garage. To the rear there is a large level garden laid mostly to lawn and well-established shrubs.



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: [///product.cork.mistress](#) **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: 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 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

