



Church Street, Alcombe,

Minehead, TA24 6BL

Guide Price £425,000 Freehold



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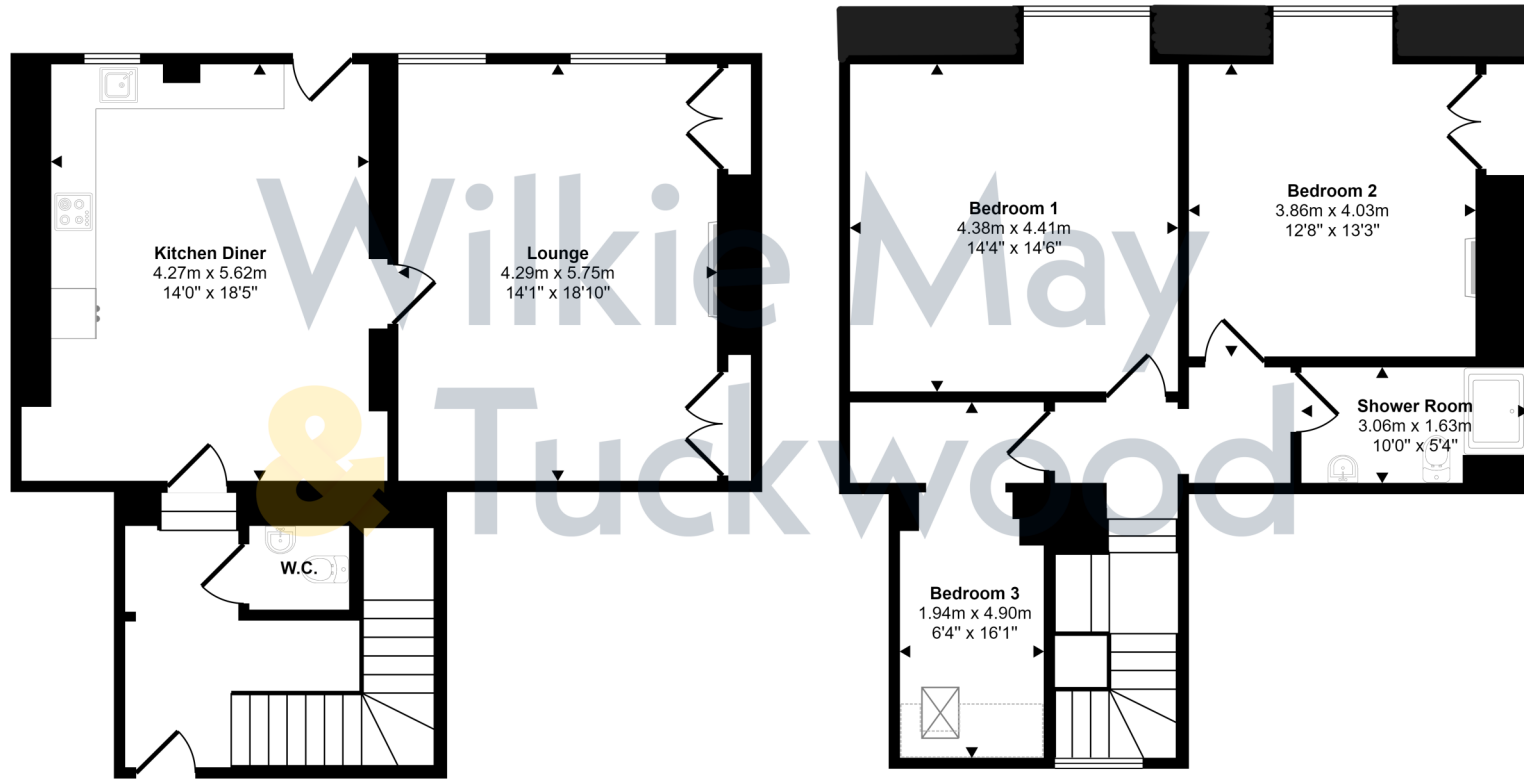
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EPC

**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
139 sq m / 1498 sq ft



Ground Floor
Approx 71 sq m / 768 sq ft

First Floor
Approx 68 sq m / 731 sq ft

Denotes head height below 1.5m

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 surprisingly spacious and beautifully presented three-bedroom Grade II listed cottage situated within the Old Alcombe area on the outskirts of Minehead.

Of stone construction under a tiled roof, this stunning property benefits from gas fired central heating throughout, a modern kitchen/diner, a cloakroom, a modern shower room and delightful garden to the rear.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Sought after location
- 3 bedrooms
- Delightful rear garden
- Modern kitchen/diner
- Grade II listed



Wilkie May & Tuckwood are delighted to be able to offer this surprisingly spacious cottage.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, door to fitted cloakroom and steps up to the large kitchen/diner.

The kitchen area is fitted with a range of modern wall and base units, integrated fridge and freezer, integrated oven with hob and extractor hood over and integrated dishwasher. There is also a window to the rear, door to the garden and door into the lounge.

The lounge is a lovely, large room with feature fireplace incorporating a woodburning stove with fitted cupboards on either side, parquet flooring and two windows overlooking the garden, both with deep window seats.

To the first floor there is a landing area with window to the front and doors to the bedrooms and shower room. Two of the bedrooms have lovely high ceilings. Bedroom 1 has a large sash window overlooking the garden and picture rail.

Bedroom 2 also has a large sash window, feature fireplace with fitted cupboard alongside and picture rail. The third bedroom has some restricted head height and a velux window. The shower room is fitted with a modern suite.

Outside, immediately to the rear of the property there is a patio area which enjoys a good degree of privacy. The remainder of the garden is laid to lawn with shrub borders, a mature plum tree and a separate stone built shed.

AGENTS NOTE: The property owns a right of way over the rear of two adjoining properties to Church Street.

The neighbouring property has a right of way over part of this rear access way.



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: ~~///boasted.tortoises.frown~~ **Council Tax Band:** A

Broadband and mobile coverage: We understand that there is good likely 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 July 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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