



## Marshfield Road

Minehead, TA24 6AJ

Price £299,950 Freehold



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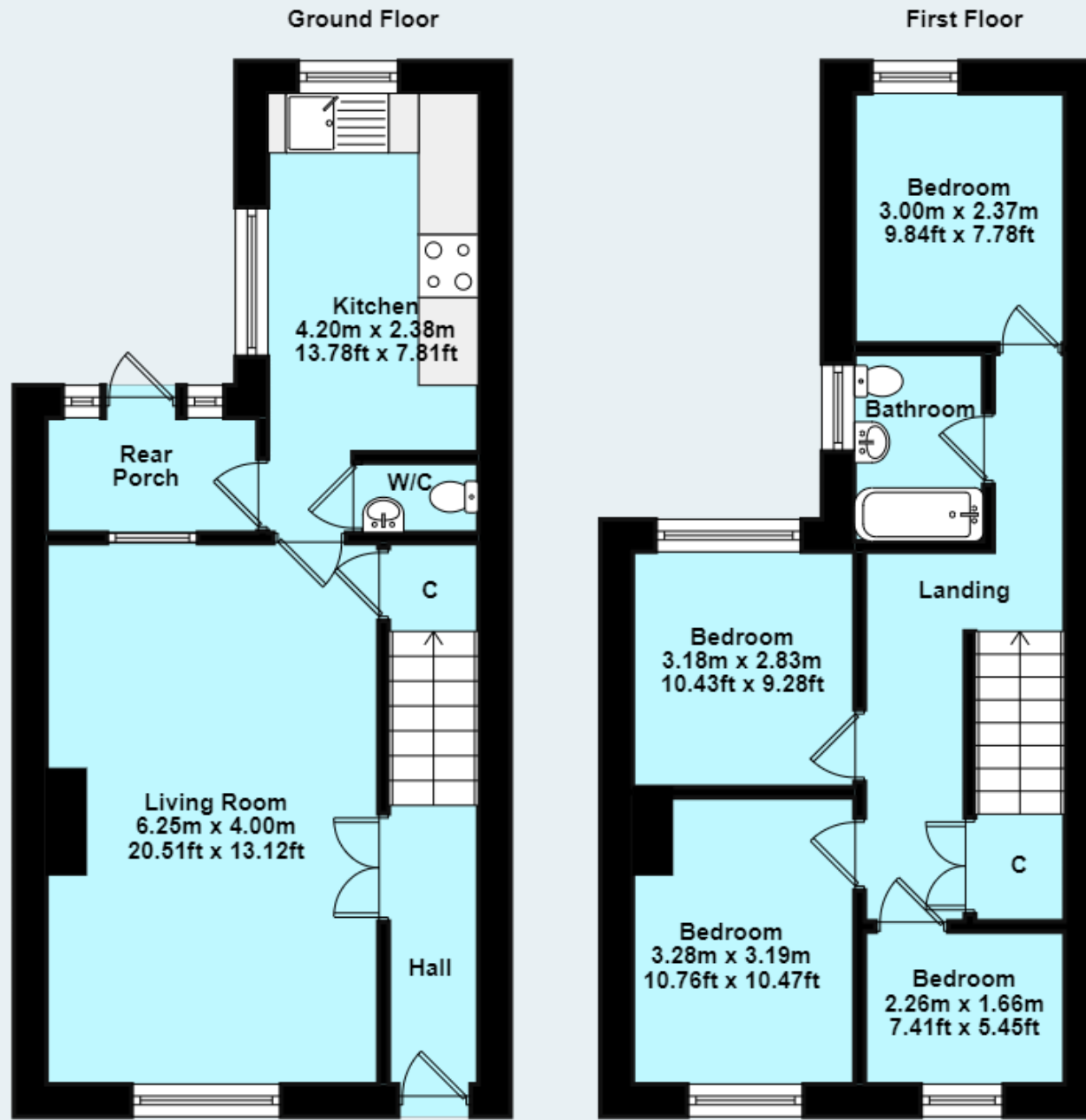
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EPC

Wilkie May  
& Tuckwood

# Floor Plan



TOTAL FLOOR AREA:  
81.08sqm (872.74sqft) Approx.

# Description

A four-bedroom mid-terrace house situated conveniently for Alcombe's shops, schools and other amenities.

The property benefits from gas fired central heating and double glazing throughout, a large living/dining room, a modern kitchen, a cloakroom, off road parking to the front and a good-sized level garden to the rear.

- Close to local amenities
- 4 bedrooms
- Off road parking
- Level rear garden
- Viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this four-bedroom mid-terrace family home.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor. Double glazed doors open into the living/dining room which has a feature fireplace incorporating an open fire, understairs cupboard and window with an aspect to the front. A glazed door leads through to the kitchen which is a double aspect room with windows to the rear and side. The kitchen is fitted with a modern range of wall and base units, one and a half bowl sink and drainer incorporated into work surface with tiled surrounds, integrated oven and hob with extractor hood over, space for tall fridge freezer and space with plumbing for a washing machine. There is also a door to the cloakroom and door to a lobby area with door to the rear garden.

To the first floor there is a landing area with storage cupboard and doors to the bedrooms and bathroom. Two of the bedrooms have aspects to the front and two to the rear with pleasant views over the garden. The bathroom is fitted with a modern three piece suite and has a window to the side.

Outside, to the front there is off road parking for two vehicles. To the rear there is a patio area immediately outside the rear lobby and a gardener's wc. The remainder of the garden is of a good size and laid to lawn with a hedge and fence boundary.



### 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:** [///roughest.fillers.shaped](#) **Council Tax Band:** B

**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:** 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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