



## Edgemoor Road

Minehead, TA24 6DA

Price £490,000 Freehold



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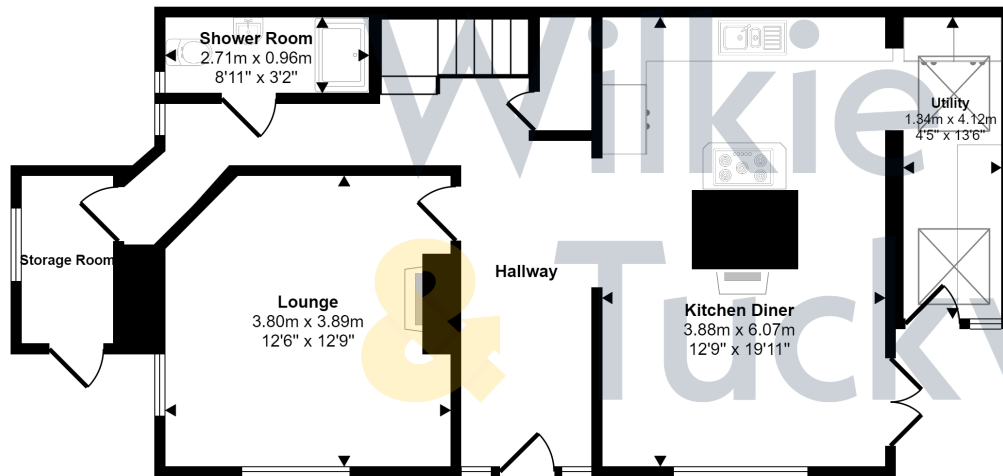


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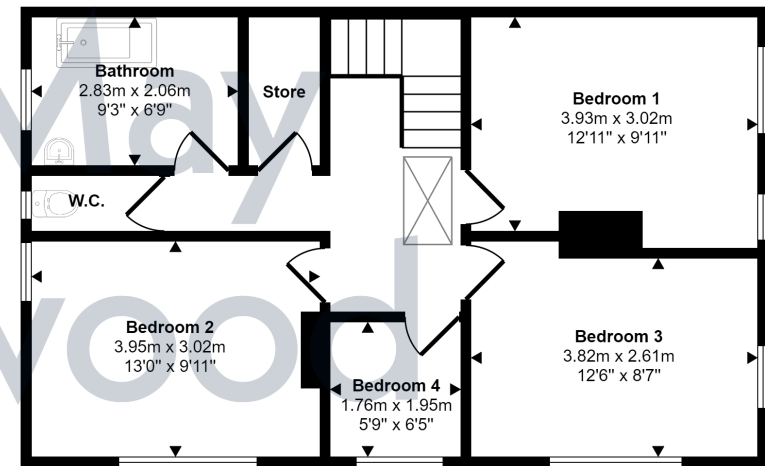
# Wilkie May & Tuckwood

# Floor Plan

Approx Gross Internal Area  
130 sq m / 1399 sq ft



Ground Floor  
Approx 70 sq m / 755 sq ft



First Floor  
Approx 60 sq m / 644 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 very attractive four-bedroom detached former chapel situated within the Old Alcombe area on the outskirts of Minehead, within easy walking distance of local shops and country walks on nearby Alcombe Common and Grabbist Hill.

Of stone construction under a pitched roof this lovely property retains many original features. The property is mainly double glazed throughout, but with some original feature windows retained. Other characterful features include stripped wooden flooring and picture rails, whilst enjoying the modern conveniences of gas fired central heating, a ground floor shower room in addition to a first floor bathroom and a modern kitchen dining room with utility alongside.

Other benefits include a delightful stone walled garden enjoying complete privacy and off road parking.

- Situated in Old Alcombe
- 4 bedrooms
- Modern kitchen diner with utility
- Shower room and bathroom
- Delightful garden and parking



Wilkie May & Tuckwood are delighted to be able to offer this very attractive detached property situated within the popular Old Alcombe area.

The accommodation comprises in brief: entrance through front door into spacious hallway with stairs to the first floor, storage cupboard, door into an old porch which is used for storage and open access to the kitchen diner. The kitchen area is fitted with a range of modern cream wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated gas hob with extractor hood over, integrated double oven, integrated dishwasher, washing machine and fridge freezer. There is also access to the utility which has two velux windows and a door to the garden, and includes space for tumble drier, extra freezer and further cupboards. The dining area also has double doors to the garden and a window to the front together with a fireplace incorporating a multi fuel stove.

The lounge is a lovely double aspect room with fireplace incorporating a gas fired stove.

Also on the ground floor there is a modern fitted shower room.

To the first floor there is a landing area with velux window, airing cupboard and doors to the bedrooms and bathroom. Three of the bedrooms are good-sized doubles with two windows in each and the fourth has a window to the front. There is also a fitted bathroom with separate wc alongside.

Outside, the property is approached from Edgemoor Road over a driveway providing off road parking. The garden is a particular feature of this property being surrounded by stone walls and enjoying complete privacy. There is an area laid to lawn with flower and shrub borders together with a patio seating area and summerhouse.



### 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:** [///tributes.spectacle.rainbow](http://tributes.spectacle.rainbow) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk: Surface Water:** Medium 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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