



Teal Road

Minehead, TA24 6UR

Price £259,950 Freehold



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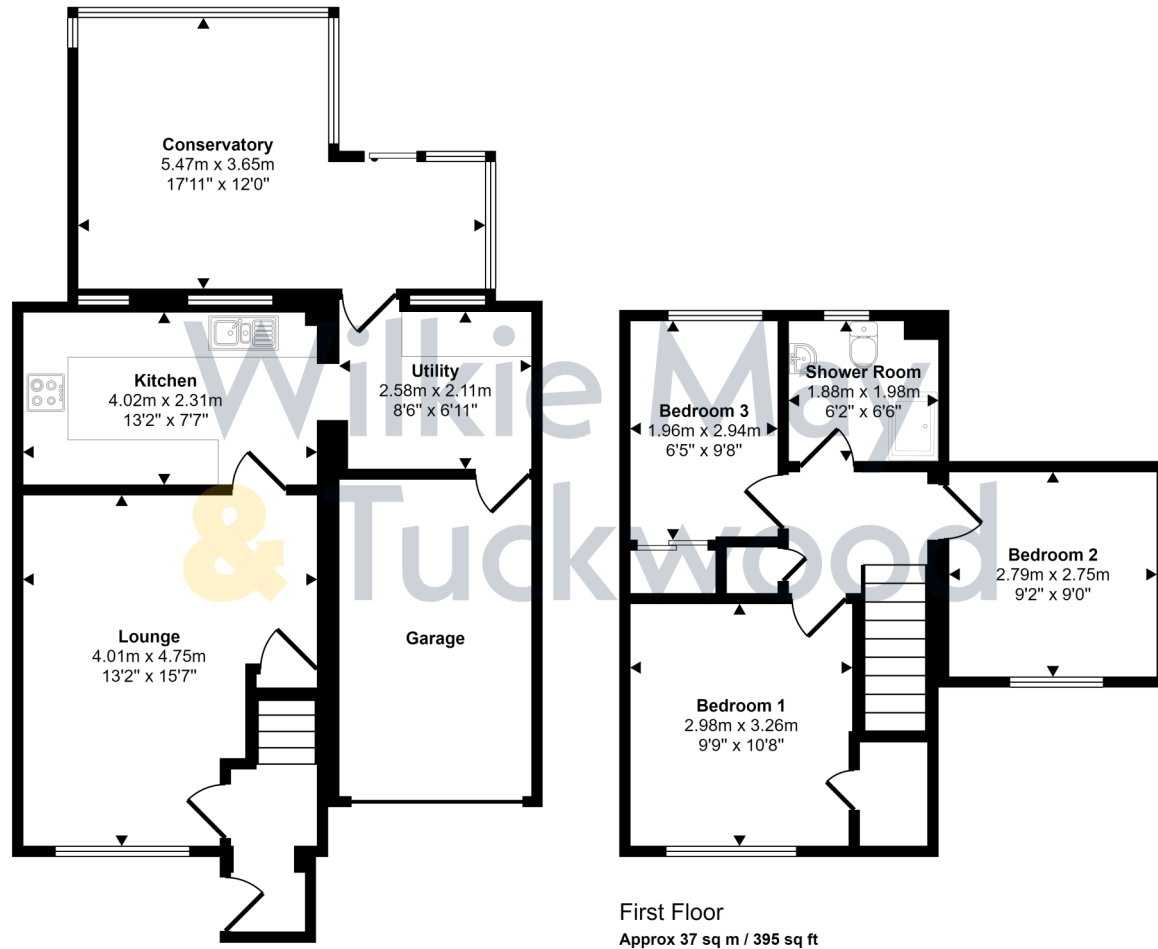


EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
103 sq m / 1109 sq ft



Ground Floor
Approx 66 sq m / 714 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

An attractive and beautifully presented three-bedroom semi-detached house situated within a popular development on the outskirts of Minehead yet within easy reach of the schools, shops and other amenities available in Alcombe and the larger supermarkets on the outskirts of the town.

Of cavity wall construction under a pitched roof, this property benefits from leased photovoltaic solar panels to help supplement electricity costs, a modern kitchen and shower room, a conservatory, a garage with off road parking and an attractive rear garden.

- Modern semi-detached house
- 3 bedrooms
- Garage and off road parking
- Attractive rear garden
- Viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this attractive house.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and door into the lounge which is a good sized room with window to the front. A door leads through to the kitchen which is a good-size room fitted with a modern range of wall and base units, sink and drainer incorporated into work surface, integrated appliances to include oven and hob with extractor hood over, dishwasher and fridge, wall mounted gas fired boiler and two windows to the rear. An open doorway leads through to a utility area with matching base and wall units, space for a washing machine, space for a tumble dryer and space for a tall fridge freezer. There is also a door into the garage and a door into the conservatory which is a good-sized space with windows to the rear and sliding doors leading to the garden.



To the first floor there is a landing area with doors to the bedrooms, shower room and an airing cupboard. Bedroom 1 has a window to the front and built-in storage. Bedroom 2 also has a window to the front and loft access. Bedroom 3 has an aspect to the rear and built-in storage. The shower room is fitted with a modern suite.

Outside to the front there is a small graveled garden with pathway to the front door and an outside store. To the side there is a driveway providing off road parking leading to the garage which has an electric roller door, light and power. To the rear there is an enclosed garden with a large decked seating area with integrated lighting, an area laid to lawn, flower and shrub beds and a timber shed.



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: [///fatigued.lemons.clipboard](http://fatigued.lemons.clipboard) **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

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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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