



## Old Farm Road

Minehead, TA24 8AS

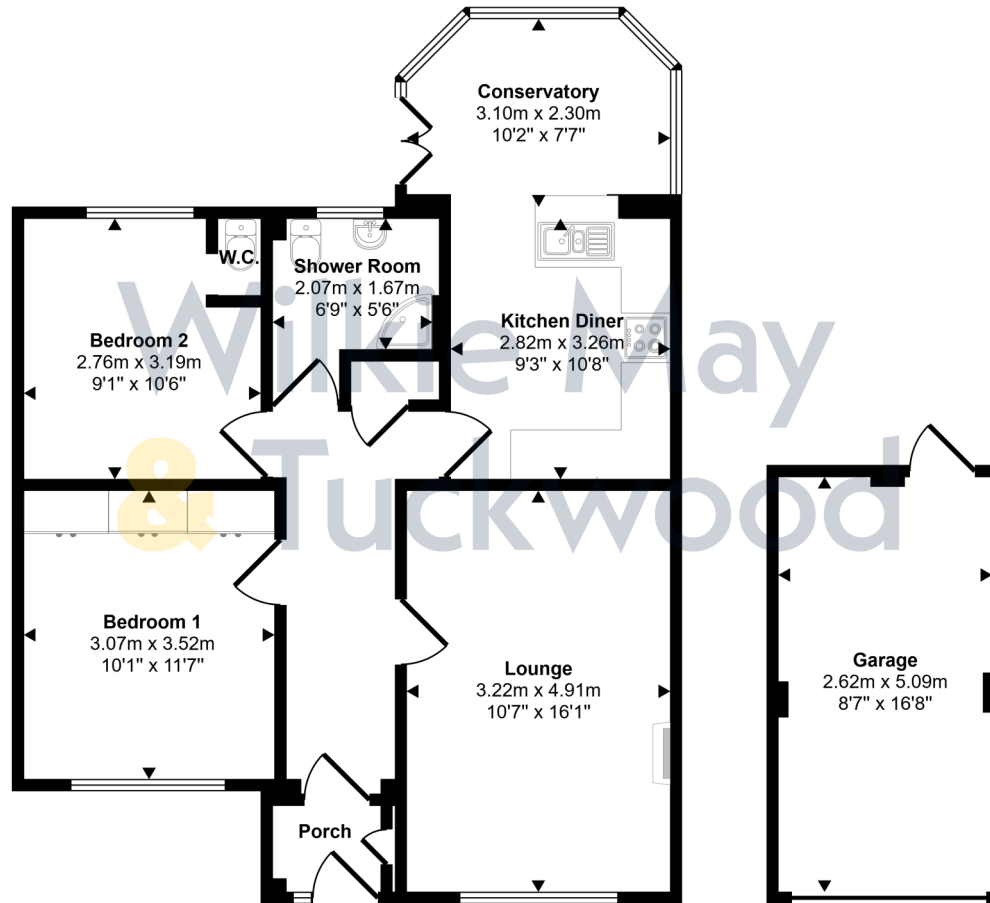
Price £299,950 Freehold

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Wilkie May  
& Tuckwood

# Floor Plan

Approx Gross Internal Area  
82 sq m / 878 sq ft



Floorplan  
Approx 68 sq m / 735 sq ft

Garage  
Approx 13 sq m / 143 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 two-bedroom semi-detached bungalow situated in a popular residential area of Minehead approximately half a mile from town centre amenities.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a conservatory leading off of the kitchen, a detached garage with off road parking and surrounding gardens.

- Popular residential area of Minehead
- 2 bedrooms
- Conservatory
- Garage with off road parking
- Viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this delightful semi-detached bungalow.

The accommodation comprises in brief: entrance through front door into porch with storage cupboard and door through to the hallway. The lounge is a good-sized room with window to the front and fireplace with inset electric fire. The kitchen diner is to the rear of the property and is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and slot in cooker. There is also open access to the conservatory which is fully glazed with French doors opening to the garden.

Bedroom one has an aspect to the front and is fitted with a range of built-in Sharps wardrobes. Bedroom two has an aspect to the rear and a fitted wc. The shower room is fitted with a modern suite.

Outside, to the front there is an attractive area of garden predominantly laid to lawn with flower beds and pathway to the front door. There is a further area of garden to the side, also laid to lawn with gated access to the enclosed rear garden. This area of garden has a brick wall boundary, an area of lawn and flower borders. The detached garage is accessed from Regents Way but has a personal door into the garden.



### 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:** [///jets.served.beep](https://jets.served.beep) **Council Tax Band:** C

**Broadband and mobile coverage:** We understand that there is limited mobile coverage. The maximum available broadband speeds are 67 Mbps download and 14 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 November 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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