



Poundfield Road

Minehead, TA24 5ER

Guide £275,000 Freehold



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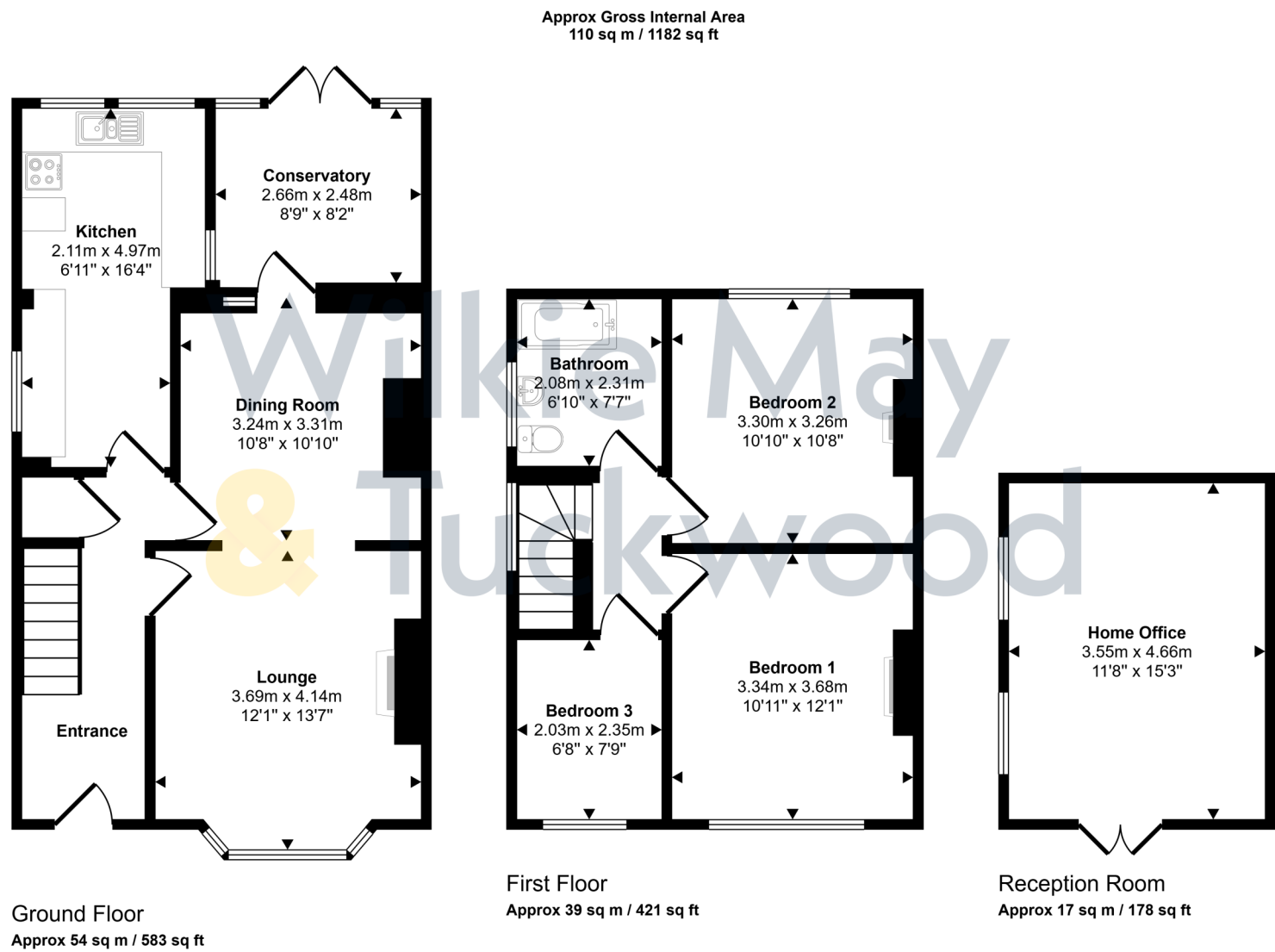
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EPC

**Wilkie May
& Tuckwood**

Floor Plan



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 well-presented three-bedroom semi-detached house situated within a popular residential area of Minehead.

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, a conservatory, a large home office, a good-sized garden to the rear and pleasant views to the coast.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Popular residential area
- 3 bedrooms
- Conservatory and home office
- Attractive garden with patio
- Internal viewing recommended



Wilkie May & Tuckwood are delighted to be able to offer this well-presented property.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, understairs cupboard and doors into the lounge, dining area and kitchen. The lounge is a good-sized room to the front of the property with attractive bay window, wood effect flooring and fireplace with inset wood burning stove. The dining area leads off of the lounge and has a continuation of the wood effect flooring and door into the conservatory. From the conservatory, double doors open out to the garden.

The kitchen is a double aspect room with windows to the rear and side and has been fitted with a range of wall and base units, sink and drainer incorporated into work surface, space for slot-in cooker, space and plumbing for washing machine, space for tall fridge freezer and breakfast bar.



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

Outside, to the front of the property there is a small area of garden laid with ease of maintenance in mind with a walled boundary and path leading to the front door. To the side there is gated access to the rear garden. Immediately outside of the conservatory there is an attractive patio area with steps leading up to the remainder of the garden which is predominantly laid to lawn with raised beds and a gravelled seating area which has lovely views over the town towards the coast. At the top of the garden there is a good-sized home office with light and power.



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: fooling.undercuts.bloggng **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk: Surface Water:** Very 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

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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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