



Wilkie May
& Tuckwood



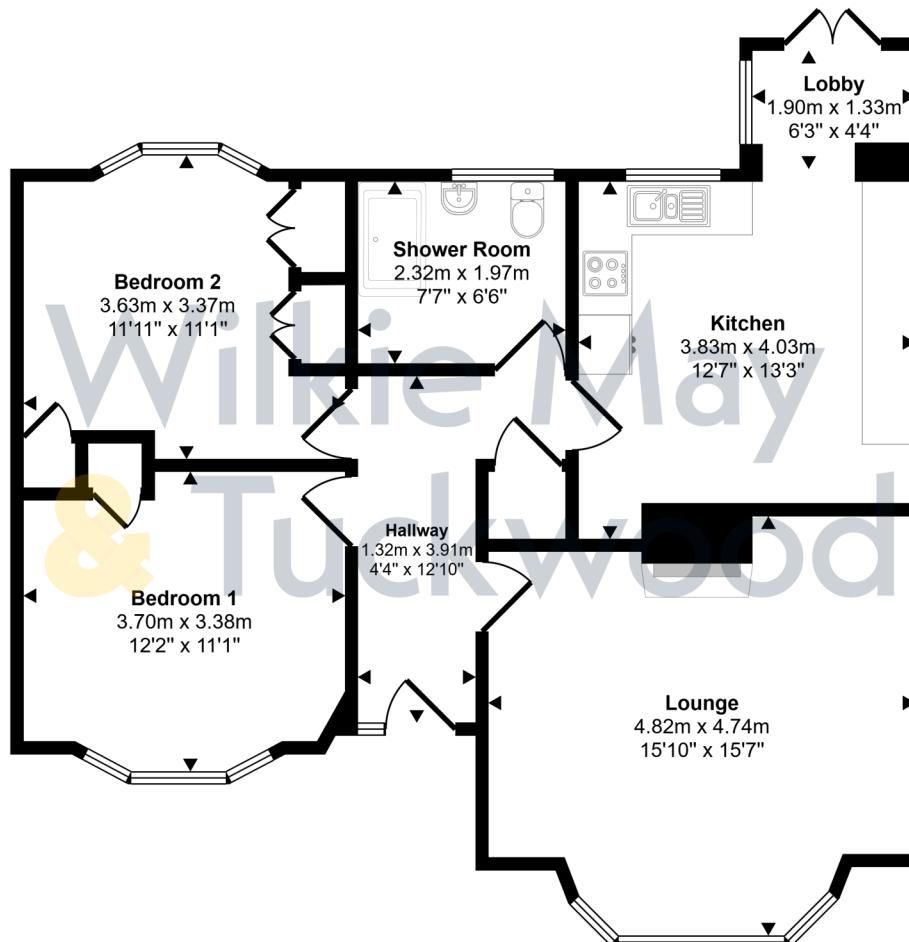
Hopcott Road
Minehead, TA24 5TA
Price £290,000 Freehold

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EPC

**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
76 sq m / 814 sq ft



Floorplan

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 two double bedroom semi-detached bungalow situated within a popular area on the outskirts of Minehead.

Of brick construction under a pitched roof, this attractive property has been updated by the current owner and benefits from gas fired central heating and double glazing throughout, a modern kitchen and shower room, a wood burning stove in the lounge, a good-sized garden to the rear with large home office, off road parking and pleasant views towards the coast and surrounding hills.

- Updated by current owner
- 2 bedrooms
- Modern kitchen and shower room
- Good-sized garden
- Off road parking



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

The accommodation comprises in brief: entrance through front door into hallway with storage cupboard and doors to all rooms.

The lounge is a good-sized room to the front of the property with attractive bay window, wood effect flooring and a fireplace with inset wood burning stove. The kitchen is another spacious room to the rear of the property, fitted with a range of modern base units, sink and drainer incorporated into work surface with tiled surrounds and wood effect flooring. There is also an integrated oven, an integrated hob, space for a tall fridge freezer and space and plumbing for a washing machine and dishwasher. From the kitchen there is access to a rear lobby which has French doors opening to the garden.

Bedroom one has a bay window to the front, fitted wardrobe and wood effect flooring and bedroom 2 has a bay window to the rear, fitted wardrobe and wood effect flooring. The shower room has an obscured window to the rear and is fitted with a modern three piece suite, with the wash hand basin and wc fitted into a base unit.

Outside, to the front the garden has been laid with gravel for ease of maintenance with brick walled boundary and pathway to the front door. To the side there is gated access to the rear garden. From the lobby steps lead down to a paved patio area. To the right hand side of the garden there is a further good-sized patio area enjoying pleasant views of the surrounding hills. The remainder of the garden is laid to lawn with a fenced and wall boundary. There is also a large home office and gated access to the off road parking spaces.



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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: [///routine.mobile.whirlpool](http://routine.mobile.whirlpool) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 77 Mbps download and 20 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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