



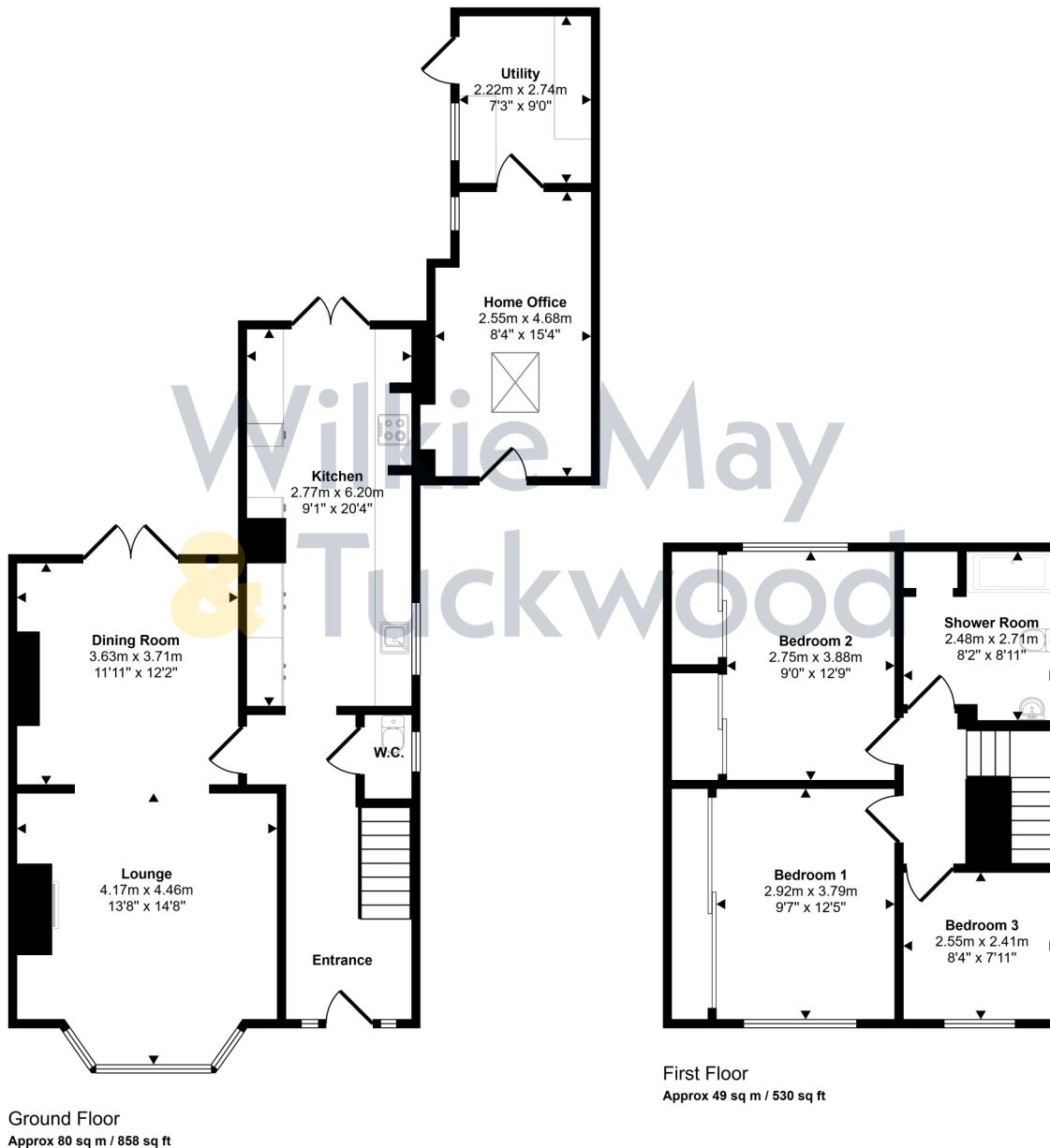
**King George Road**  
Minehead, TA24 5JD  
OIRO £350,000 Freehold



**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
129 sq m / 1388 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 well-presented, extended three-bedroom semi-detached house situated within a popular residential area equidistant between the shops, schools and other amenities available in Alcombe and Minehead town centre, offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, this spacious property benefits from gas fired central heating and double glazing throughout, underfloor heating to the entrance hall and kitchen, a good-sized home office currently used as a hairdressing salon with attached utility room, off road parking to the front and attractive garden to the rear.

**Internal viewing is highly recommended to appreciate the accommodation offered.**

- Popular residential area
- 3 bedrooms
- Off road parking
- Attractive garden
- NO ONWARD CHAIN



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

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, fitted wc, open access to the kitchen and a door into the lounge diner. The lounge area is to the front of the property with bay window, wood effect flooring and fireplace with inset multi fuel burning stove. The dining area has an extension of the wood effect flooring, shelved alcoves and French doors leading out to a covered patio area. The kitchen has been fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with matching upstands, integrated double oven with hob and extractor hood over, space for American style fridge freezer and French doors opening to the garden.

To the first floor there is a landing area with doors to the bedrooms and shower room. Bedroom one has an aspect to the front and

a range of fitted wardrobes. Bedroom two has an aspect to the rear with fitted wardrobes and bedroom three has an aspect to the front. The shower room is fitted with a modern suite comprising large shower cubicle, low level wc and wash hand basin incorporated into a vanity unit. There are also two obscured windows to the side.

Outside, to the front of the property there is off road parking for several vehicles. There is also access to the home office currently used as a hair salon with velux window, window to the side and door through to a utility room which has a window to the side and door to the garden.

Immediately to the rear of the property there is a good-sized patio area with steps up to an area laid to lawn with decked seating area and behind a spread of pleached trees, a further seating area. There is also a large garden 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:** [///windmill.surround.cooks](http://windmill.surround.cooks)

**Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is limited 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

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 February 2025. 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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