



### 3 Marshfield Gardens

Alcombe, TA24 6AJ

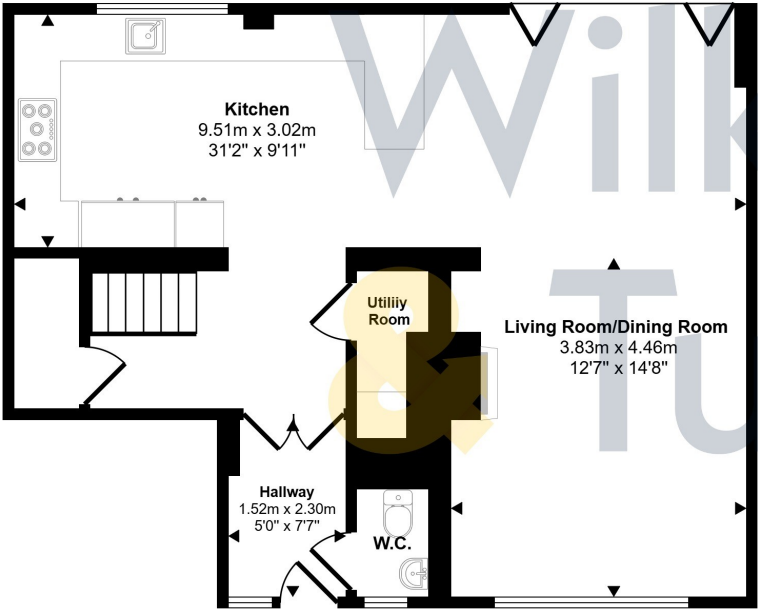
Price £525,000 Freehold



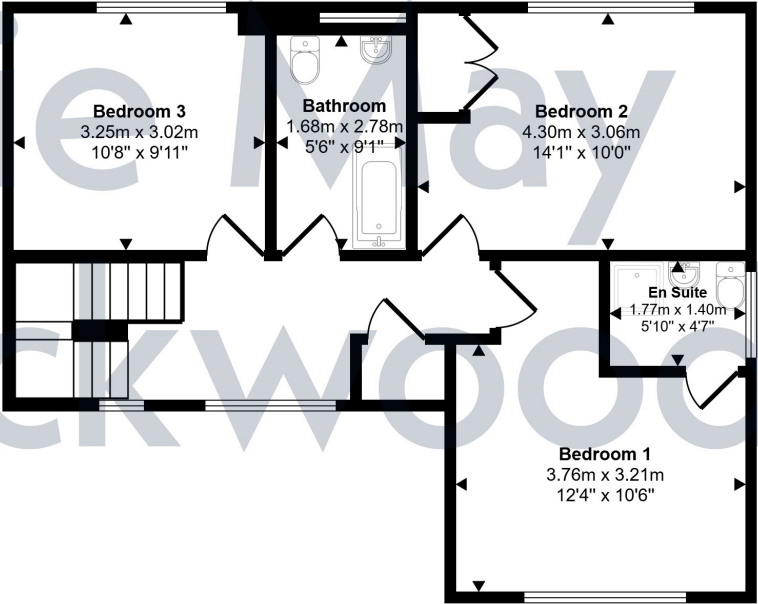
**Wilkie May  
& Tuckwood**

# Floor Plan

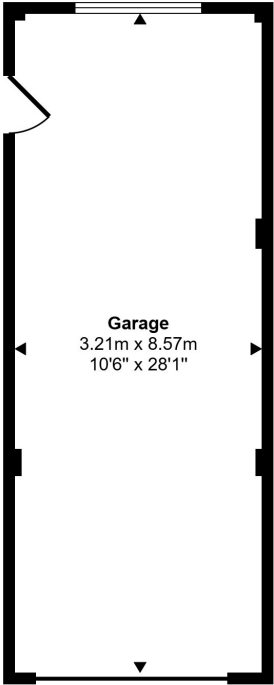
Approx Gross Internal Area  
150 sq m / 1614 sq ft



Ground Floor  
Approx 65 sq m / 704 sq ft



First Floor  
Approx 57 sq m / 614 sq ft



Garage  
Approx 27 sq m / 296 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

**Turn-key 3-bed detached home in central Minehead**

This beautifully renovated family property blends modern comfort with lifestyle convenience. Finished to a high standard throughout, it features open-plan living, AEG-integrated appliances, a 7kW log burner, and bi-fold doors leading to an expansive rear garden, perfect for entertaining, complete with a hot tub. Additional benefits include off-street parking, a versatile garage/workshop, and no onward chain. Ideally located within walking distance of the beach, park, hospital, and major amenities.

- **Fully renovated to a high specification**
- **Open-plan kitchen/living area with bi-fold doors**
- **AEG appliances and feature log burner**
- **Large private garden and outdoor entertaining space**
- **Hot tub, parking and garage/workshop**
- **Central location: walk to beach, park, hospital and supermarket**
- **Offered with no onward chain**



Wilkie May & Tuckwood are delighted to offer this fully renovated 3 bedroom detached home.

Constructed in traditional brick with K-rendered elevations beneath a heavy tiled roof, this beautifully remodeled home features uPVC double glazing, gas central heating, and spacious, light-filled interiors throughout. The generous accommodation spans two floors and is complemented by landscaped gardens, extensive off-road parking, and a large detached garage/workshop—offering potential for conversion to additional accommodation if desired.

THE ACCOMMODATION COMPRISES IN BRIEF: A welcoming and spacious Entrance hall with access to DOWNSTAIRS WC: Low level WC and wash basin.

OPEN PLAN KITCHEN/DINING/LIVING ROOM: A stunning L-shaped space with oak engineered flooring, under-stairs storage, and a utility cupboard plumbed for a washing machine. The room enjoys a double aspect and features bi-fold doors opening onto a large patio area, ideal for indoor-outdoor entertaining.

The high-spec kitchen includes: A stylish range of coloured cupboards and drawers beneath quartz worktops. Inset stainless steel sink with mixer tap. Top-of-the-range AEG appliances including a



combi oven/microwave, main oven, warming drawer, 5-ring gas hob with extractor hood. Integrated dishwasher, fridge/freezer, and wine cooler. Breakfast bar and ample dining space. Feature 7kW wood burner set into the chimney breast with recessed alcove shelving.

FIRST FLOOR LANDING: Airing cupboard, and hatch to loft with drop-down ladder.

BEDROOM 1 (En-Suite): Front-facing aspect with a modern En-Suite Shower Room featuring Duravit sanitary ware and Vado fittings, tiled floor, thermostatic mixer shower, smart mirror, and heated towel rail.

BEDROOM 2: Rear aspect with double wardrobe.

BEDROOM 3: Rear aspect.

FAMILY BATHROOM: White suite with paneled bath and thermostatic shower over, Duravit/Vado fittings, WC, basin, heated towel rail, and access to loft space

OUTSIDE: A Large tarmac DRIVEWAY provides off-road parking for multiple vehicles. The GARAGE/WORKSHOP is detached, with up-and-over door, power, lighting, and side access to the garden. This offers excellent storage or conversion potential.

The REAR GARDEN is level and mainly laid to lawn with fenced boundaries, a generous patio seating area, and a private enclosed entertaining zone featuring a 6-person hot tub (included).



### 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:** [///elder.organic.shuttling](http://elder.organic.shuttling)

**Council Tax Band:** TBA

**Broadband and mobile coverage:** We understand that there is mobile coverage. The maximum available broadband speeds are 1800Mbps 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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**WM&T**