

Council Tax Band: D

Somerset. TA4. Tel/ 01643 703704  
West Somerset Council, 20 Fore Street, Williton, Taunton,  
Local Authority:

drainage.  
Mains water with meter, mains electricity and mains

Services:  
with vacant possession on completion.  
The property is offered for sale freehold, by private treaty

Tenure:

GENERAL REMARKS AND STIPULATION

Guide Price: £250,000

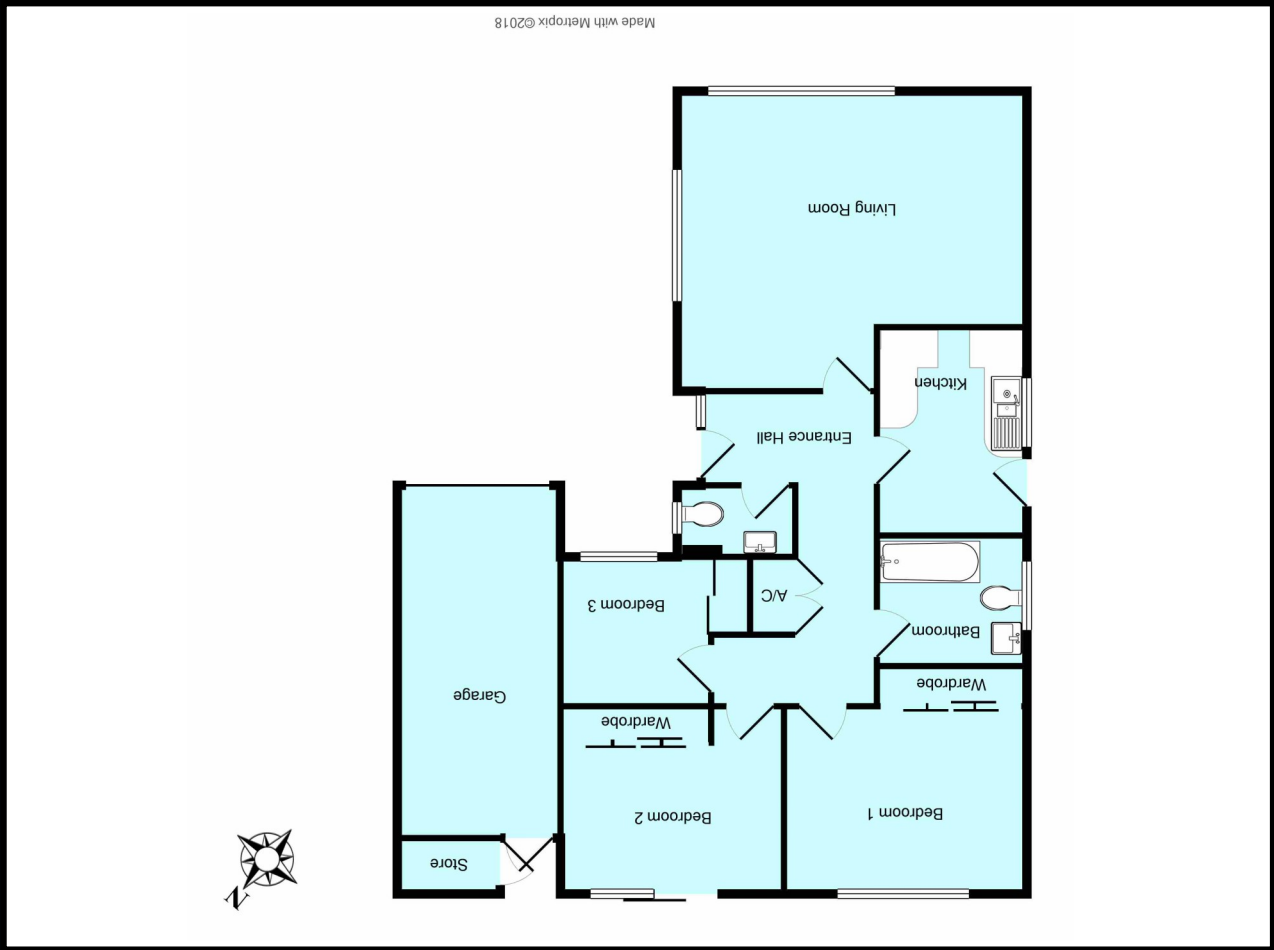
Windsor Close  
Minehead | Somerset | TA24 5HH

**IMPORTANT NOTICE** Wilkie May & Tuckwood 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 purchasers 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 warranties 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 March 2014. 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.

**MEASUREMENTS AND OTHER INFORMATION** All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any discrepancy between the measurements and the actual measurements, the measurements shall prevail. 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.

**8. Financial Evaluation** 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. 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 PROPERTY MISDESCRIPTORS ACT 1991** 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.







**DESCRIPTION:** A three bedroom detached Bungalow situated within a sought after residential area of Minehead. The property is in need of general updating but does benefit from double glazing and electric storage heating throughout, a cloakroom, a garage with off road parking, gardens to the front and rear and pleasant views towards North Hill and the coast. The property is currently close to a bus route giving access to Minehead town centre. The sale price includes all curtains and carpets as fitted.

The accommodation comprises in brief: Entrance through front door to the side of the property into an Entrance Hall with airing cupboard, door to a fitted Cloakroom and doors to all remaining rooms. The Living Room is a large room with window to the front and high up window to the side. The Kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for cooker, space for fridge freezer and space and plumbing for a washing machine. There is also a window to the side and door leading to the garden.

Bedroom 1 has a window to the rear overlooking the garden with views towards North Hill and fitted wardrobes. Bedroom 2 also has a window to the rear with views towards North Hill and a sliding door leading to the rear garden together with a fitted wardrobe. Bedroom 3 has a window to the front with views towards the coast and fitted cupboard. The Bathroom is fitted with a suite comprising bath, wash hand basin and wc with window to the side.

Outside, the property is approached over a sloping block paved driveway providing for off road parking and leading to the Garage which has light and power and a door to the rear leading to the garden. The remainder of the front garden is laid to lawn with flower and shrub borders for ease of maintenance. The rear garden is predominately laid to lawn with mature flower borders, a greenhouse and outside bin store.

The property is offered for sale with NO ONWARD CHAIN.

**SITUATION:** Minehead is one of West Somerset's well known and best loved coastal resorts, nestling as it does between the slopes of Exmoor and the sea. The town offers a wide range of attractions, including the beach, promenade, harbour, beautiful gardens and colourful tree lined avenue with an array of shops and services. Dominated by the wooded slopes of North Hill, the whole area is renowned for its outstanding natural beauty and there are superb walks over open moor land, through woodland and along the coast.

**DIRECTIONS:** From our office in Park Street turn left and take the second turning on the left into Parkhouse Road. Take the second turning on the left into Old Farm Road and follow the road along and around to the left as it becomes Paganel Road. Take the first turning on the left into West Street and then the third turning on the left into Windsor Close where the property will be found on the left hand side indicated by our For Sale Board.



**A three bedroom detached Bungalow with garage, off road parking, gardens and pleasant views situated within a sought after residential area of Minehead. The property is offered for sale with NO ONWARD CHAIN.**

**ACCOMMODATION** *[All measurements are approximate]*, **ENTRANCE HALL, CLOAKROOM, LIVING ROOM** 18'3" (5.56m) x 15'5" (4.69m) max. 12' (3.65m) min.

**KITCHEN** 10'9" (3.27m) x 8'1" (2.46m)

**BEDROOM ONE** 12'7" (3.83m) x 9'9" (2.97m) to fitted wardrobe **BEDROOM TWO** 11'7" (3.53m) x 9'4" (2.84m) min. to fitted wardrobe

**BEDROOM THREE** 8'4" (2.54m) min. to cupboard x 7'7" (2.31m) **BATHROOM**

**GARAGE** 18'8" (5.68m) x 8'5" (2.56m)