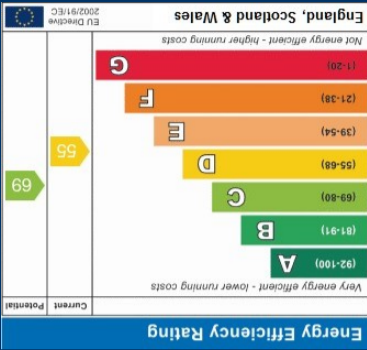


Tel: 01643 704400
7 Park Street, Minehead, Somerset, TA24 5NQ



Council Tax Band: C

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

Local Authority:

fired central heating.

Mains water, mains electricity, mains drainage and gas

Services:

Buildings insurance amounting to £66.00

Management Fees currently £180.00 and a share of the

Rent payable of £150.00 per annum together with

99 year Lease from 9th January 2009. There is a Ground
The property is Leasehold and is held under the terms of a

Tenure:

GENERAL REMARKS AND STIPULATION

Price: £135,000

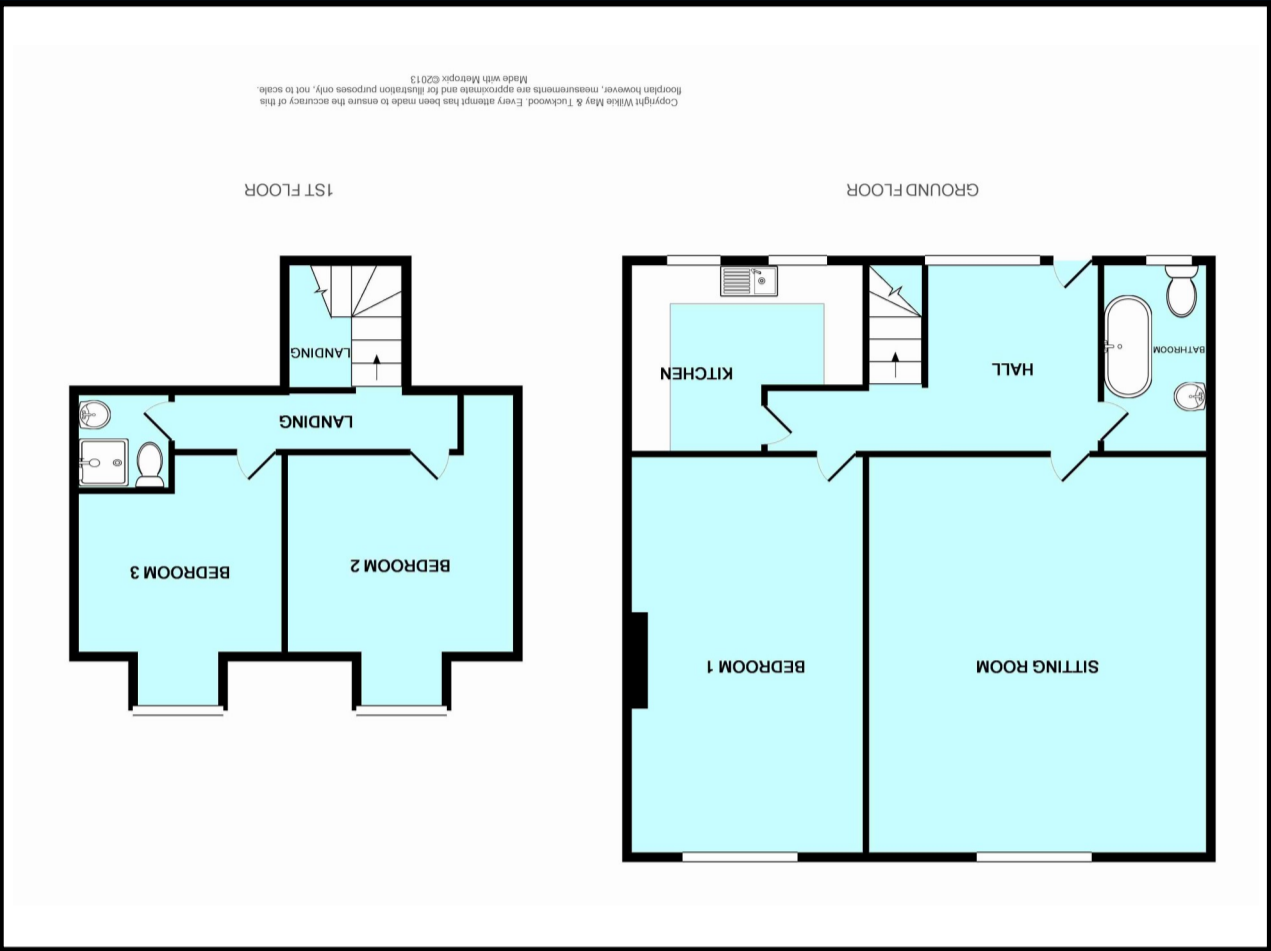
Alcombe Road, Alcombe,
Minehead | Somerset | TA24 6BB

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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. 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 particulars accurate and reliable, if there is any discrepancy between the measurements and the actual measurements, the measurements shall prevail. The photographs are for guidance only and do not constitute part of the offer.

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 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. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not

THE PROPERTY MISDESCRIPTIONS 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 spacious three bedroom maisonette located above the parade of shops in Alcombe and close to all other amenities and schools. The property, which has been sympathetically renovated by the current owners who have also recently redecorated throughout, benefits from gas fired central heating and double glazing throughout and is offered for sale with NO ONWARD CHAIN.

The accommodation briefly comprises: Entrance through front door into first floor Entrance Hall with doors to all rooms and stairs to the second floor. The Sitting Room is a large room with feature fire place with electric fire and window with an aspect to the front. The Kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, electric oven and hob with extractor over, space for fridge, space for freezer and space and plumbing for washing machine. There are also two windows to the rear. Bedroom One is also on this floor and is of a good size with window to the front. The Bathroom is fitted with a suite comprising bath with shower over, low level wc and wash hand basin. There are tiled surrounds and an obscured window to the rear.

To the second floor there is a good sized landing area with doors to the remaining two Bedrooms and the Shower Room. Bedroom Two has a window to the front affording views towards Hopcott, radiator and eaves storage space. Bedroom Three also has a window to the front with views towards Hopcott and radiator. The Shower Room has a fully tiled shower cubicle, low level wc and wash hand basin.

SITUATION: Alcombe is on the outskirts of the popular town of Minehead. Alcombe itself benefits from a parade of shops, public house, schools and churches. 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 right and proceed up Friday Street and towards Alcombe. Upon reaching the mini roundabout take the first exit where you will see the Co-operative stores on your left hand side. To the right hand side of the Co-Op there is a flight of stairs leading up to the Flat.

AGENTS NOTE: Although the property is on mains water and sewerage, these services are shared with the Co-Operative stores on the ground floor with the owner of Flat 1 not paying any charges for the provision of these services.



A spacious and recently redecorated three bedroom maisonette which has been sympathetically renovated by the current owners located close to all of Alcombe's amenities and offered for sale with NO ONWARD CHAIN.

ACCOMMODATION *[All measurements are approximate]*, **ENTRANCE HALL,**
SITTING ROOM 20'9" (6.32m) x 17'7" (5.35m)

KITCHEN 11'6" (3.50m) x 9'1" (2.76m) **BEDROOM ONE** 20'8" (6.29m) x 12'3" (3.73m) **BATHROOM**
SECOND FLOOR LANDING, BEDROOM TWO 13'1" (3.98m) x 11'9" (3.58m)

BEDROOM THREE 13'5" (4.08m) x 11'3" (3.42m)
SHOWER ROOM