



Doone Way, Alcombe,
Minehead | Somerset | TA24 6BX

Price: £240,000

GENERAL REMARKS AND STIPULATION

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

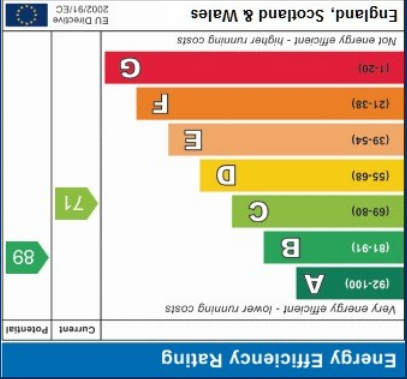
Services:
Mains water with meter, mains electricity,

mains drainage, gas fired central heating.

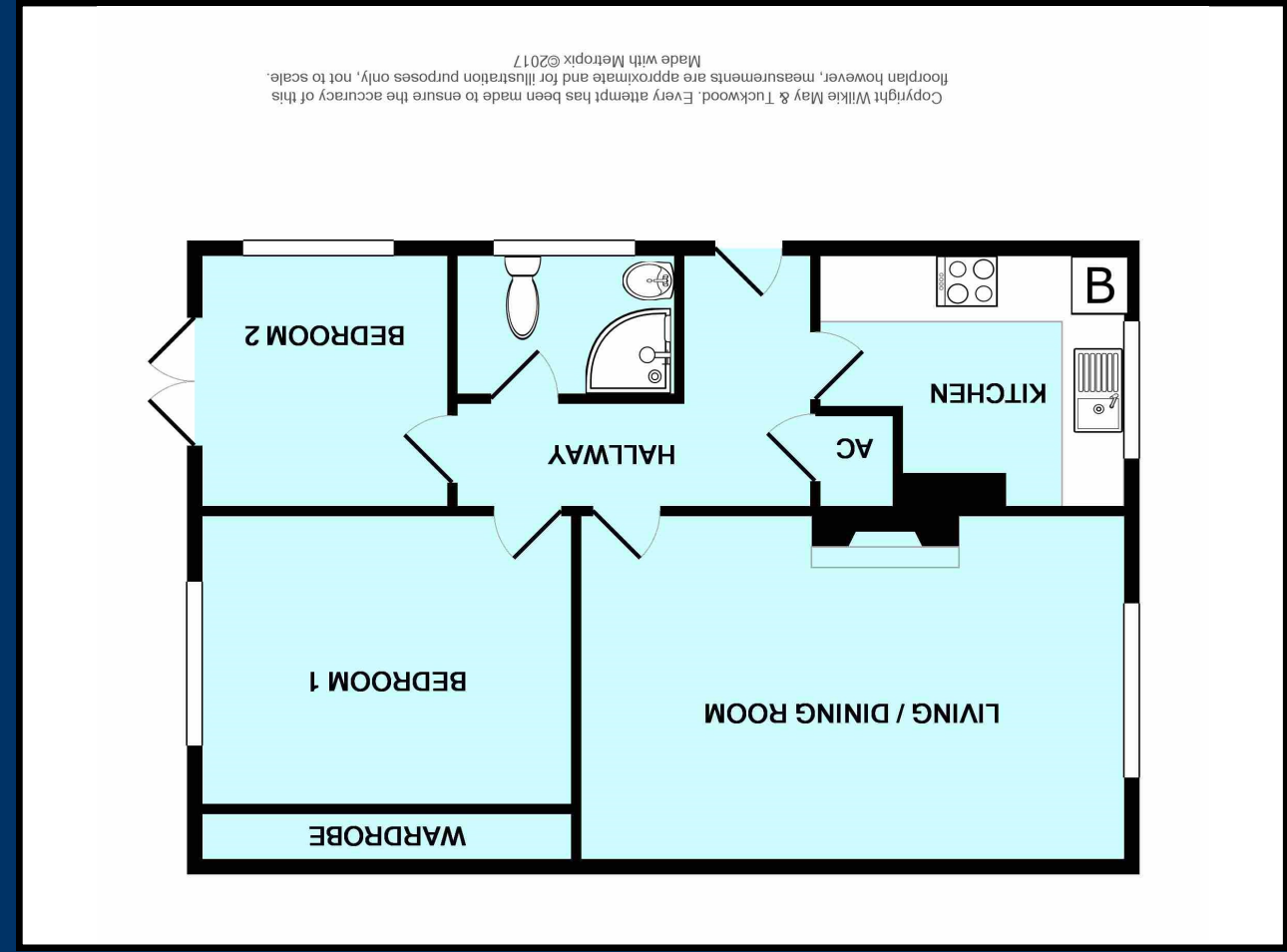
Local Authority:
West Somerset Council, 20 Fore Street, Williton, Taunton,

Somerset. TA4. Tel/ 01643 703704

Council Tax Band: C



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



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 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 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 particulars, the particulars shall prevail. **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. By 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. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not





DESCRIPTION: A well-presented two bedroom semi-detached Bungalow situated within a sought after residential area of Alcombe. The property benefits from gas fired central heating and double glazing throughout, a single garage with extensive off road parking, a private rear garden, a pleasant open aspect and lovely views from the front of the property towards North Hill.

The accommodation comprises in brief: Entrance to the side of the property through front door into Entrance Hall with radiator, airing cupboard and doors to all rooms. The Living/Dining Room is a good-sized room to the front of the property with window overlooking the front garden, fire place with gas fire and radiator. The Kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated electric oven with gas hob and extractor over, space for fridge, space and plumbing for washing machine and gas boiler for hot water and central heating. Bedroom 1 is to the rear of the property with window overlooking the garden, fitted cupboard and radiator. Bedroom 2 has a window to the side and door leading to the rear garden. The Shower Room is fitted with a suite comprising fully tiled shower cubicle, low level wc and wash hand basin.

Outside to the front of the property there is a driveway affording extensive off road parking leading to the Garage which has a personal door leading to the rear garden. There is also access to the rear garden through a gate to the side of the property. The remainder of the front garden is laid to lawn with flower borders. Immediately outside the rear of the property there is a patio area with steps leading up to the garden area and pathway leading to the side of the garage. The rear garden is

predominately laid to lawn with flower borders and a shed.

SITUATION: Alcombe is on the outskirts of the popular town of Minehead. Alcombe itself benefits from a parade of shops, schools, churches and a public house. 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 follow the road around to the right as it becomes Friday Street and proceed up the hill. Upon reaching the roundabout at Alcombe take the first exit going past the parade of shops on your left. Take the next right hand turning into Church Street and follow this road up going past the right hand turning into Manor Road. Follow the road along as it becomes Combeland Road. Take the first turning on the left into Dene Gardens and then turn immediately right into Doone Way where the property will be found on the right hand side.

AGENTS NOTE: There is an array of solar photo voltaic panels on the roof of the property which are the subject of a Lease dated the 10th May 2012 granted for the term of 25 years and 2 months from the 10th May 2012 with no rent payable.



A well-presented two bedroom semi-detached Bungalow with garage, off road parking and gardens situated within a sought after residential area of Alcombe. The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION *[All measurements are approximate]*, **ENTRANCE HALL,**
LIVING/DINING ROOM 17'9" (5.41m) x 11'4" (3.45m)
KITCHEN 10'1" (3.07m) x 8'5" (2.56m)
BEDROOM ONE 12'2" (3.70m) x 11'4" (3.45m)
BEDROOM TWO 8'5" (2.56m) x 8'3" (2.51m) **SHOWER ROOM**
GARAGE 17'7" (5.35m) x 8'5" (2.56m)