



Plot 24A Ellicombe Gardens
Alcombe, Minehead, Somerset, TA24 6LH

**WILKIE MAY
& TUCKWOOD**

A brand new, three storey, three bedroom semi-detached house with integrated garage, off road parking, utility room, cloakroom, en-suite to the master bedroom and lovely views built by Strongvox Homes on the outskirts of Minehead.

DESCRIPTION: The Seaward is a three storey, three bedroom home constructed by local developer, Strongvox Homes on the outskirts of Minehead. The property has double glazed UPVC windows throughout, cavity wall and loft insulation, gas fired central heating, mains operated smoke alarm with battery backup together with the benefit of a full 10 year NHBC Guarantee.

The accommodation comprises in brief: On the ground floor, entrance through the front door into an Entrance Hall with stairs to the first floor, Cloakroom, fitted Utility Room with plumbing for washing machine and door into the Garage. To the first floor there is a landing area with stairs continuing to the second floor and doors into the Lounge and Kitchen/Dining Room. The Lounge is to the front of the property with French doors opening to a Juliet balcony affording wonderful views to the coast. The Kitchen/Dining Room is to the rear of the property with window to the rear and French doors opening out to the garden. The kitchen area is fitted with a range of wall and base units, stainless steel 1.5 bowl sink and drainer incorporated into work surface with tiled surrounds and stainless steel Smeg single oven with four burner gas hob and hood extractor fan. To the second floor there is a landing area with airing cupboard and doors to the Bedrooms and Bathroom. Bedroom 1 is to the front of the property with lovely, far reaching views of the coast and an en-suite Shower room. Bedrooms 2 and 3 are to the rear.

LOUNGE 19' (5.8m) x 10'4" (3.15m)
DINING AREA 11'2" (3.42m) x 8'4" (2.55m)
KITCHEN AREA 8'3" (2.54m) x 9'1" (2.76m)
BEDROOM ONE 12'10" (3.91m) x 11'9" (2.58m) En-suite Shower Room
BEDROOM TWO 10'6" (3.21m) x 9'11" (3.03m)
BEDROOM THREE 8'10" (2.69m) x 8'7" (2.68m)
BATHROOM

Outside, a driveway providing for off road parking leads to the integrated garage to the front of the property with an area of garden to the rear accessed from the dining room.

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 or give any representations or warranties 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. 5. 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. 6. 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. 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. 9. **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.



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£2267,000

GENERAL REMARKS AND STIPULATION

Tenure: Freehold
Council Tax Banding: TBA
Energy Rating: TBA



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