

Council Tax Band: B

Somerset. TA4. Tel/ 01643 703704

West Somerset Council, 20 Fore Street, Williton, Taunton,

Local Authority:

mains drainage, gas fired central heating.

Mains water with meter, mains electricity,

Services:

with vacant possession on completion.

The property is offered for sale freehold, by private treaty

Tenure:

GENERAL REMARKS AND STIPULATION

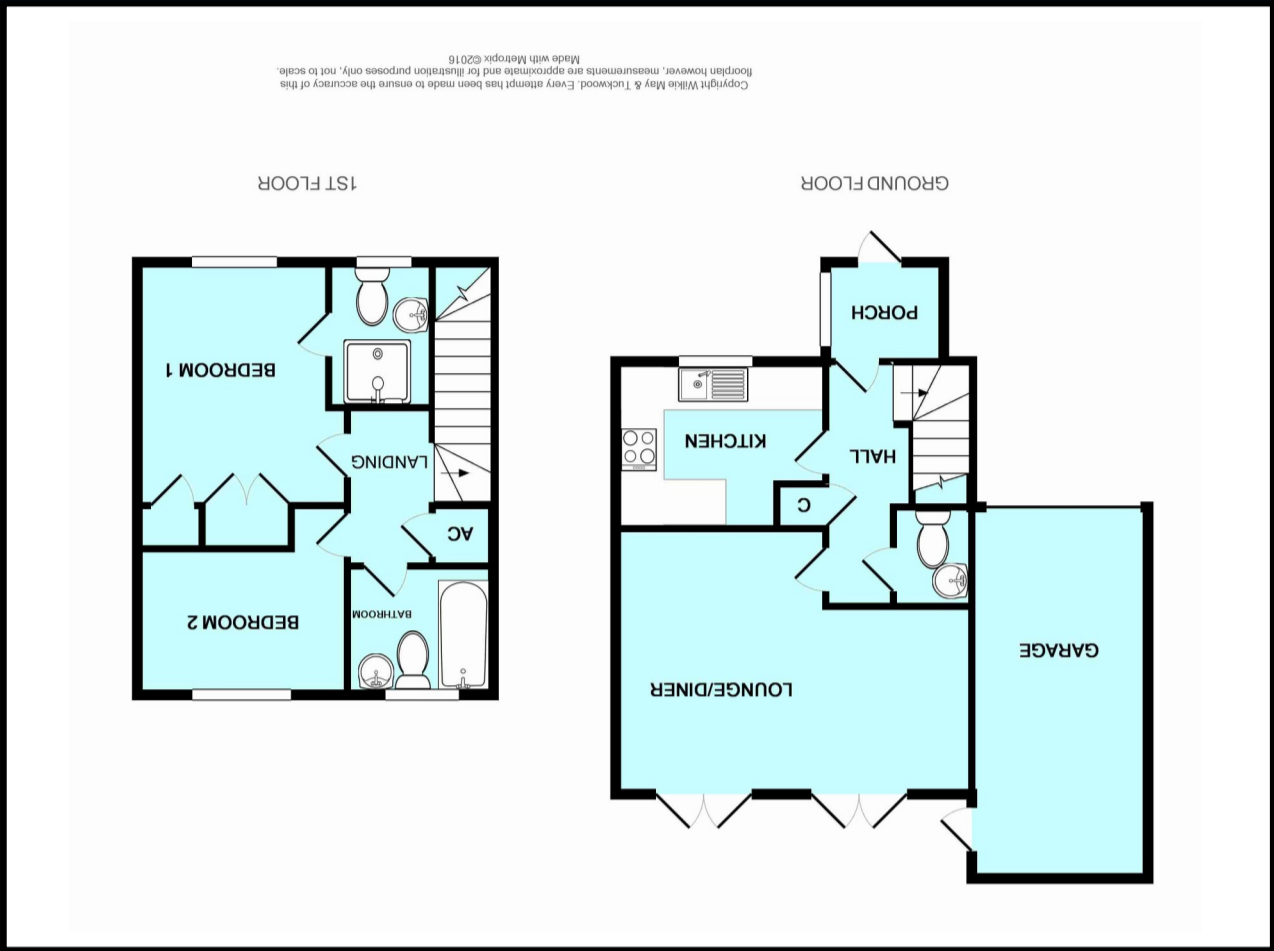
Price: £189,950

10 Trinity Way
Minehead | Somerset | TA24 5TY

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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 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, 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: 10 Trinity Way is a two bedroom semi-detached house constructed in approximately 2002 by local builders, Prowtings situated close to Minehead sea front. The property has been updated and improved since its construction and benefits from gas fired central heating and double glazing throughout, a cloakroom, en-suite to the master bedroom, garage with off road parking and its position close to the Exmoor National Park. The sale price of the property includes all carpets, curtains and blinds as fitted and is offered for sale with NO ONWARD CHAIN.

The accommodation comprises in brief: Entrance through front door into Entrance Porch with window to the side and door into the Entrance Hall with stairs to the first floor, storage cupboard, door to Kitchen and Lounge/Dining Room and door to the Cloakroom. The Kitchen is to the front of the property and is fitted with a range of modern wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated cooker and hob with extractor hood over, space and plumbing for washing machine and space for fridge/freezer. The Lounge/Dining Room is a good sized room to the rear of the property with two French windows opening out to the rear garden.

To the first floor, there is a good sized landing area with door to the airing cupboard. The Master Bedroom is to the front of the property with fitted wardrobes and door to an en-suite Shower Room. The second Bedroom is to the rear of the property with lovely views towards the West Somerset Railway and the surrounding countryside. The Bathroom is fitted with a suite comprising bath, low level.

level wc and wash hand basin and has an obscured window to the rear.

Outside, the front garden is laid with gravel for ease of maintenance with path leading to the front door. There is a driveway leading to the Garage providing for off road parking. The rear garden is south facing with a patio immediately outside the Lounge/Dining Room. The remainder of the garden is laid to gravel with an attractive circular area laid with artificial grass.

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 right and follow the road into The Parade which then becomes The Avenue. On reaching the sea front follow the road around to the right and at the roundabout take the second exit onto Seaward Way. Take the first turning on the right into Trinity Way where the property will be found after a short distance on the left hand side.



An updated and improved two bedroom semi-detached house with garage, off road parking and south facing rear garden situated within a quarter of a mile of Minehead sea front, the harbour and town centre amenities. The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION [All measurements are approximate], **ENTRANCE PORCH**, **CLOAKROOM**,
KITCHEN 10'3" (3.12m) x 7'9" (2.36m) **LOUNGE/DINING ROOM** 17'3" (5.25m) x 11'6" (3.50m) max. 8'2" (2.48m) min.
BEDROOM ONE 10'1" (3.07m) x 10'4" (3.14m) max. 9'6" (2.89m) min.
BEDROOM TWO 10'4" (3.14m) x 9'4" (2.84m) max. 7'4" (2.23m) min.
BATHROOM
GARAGE 17'3" (5.25m) x 8'5" (2.56m)