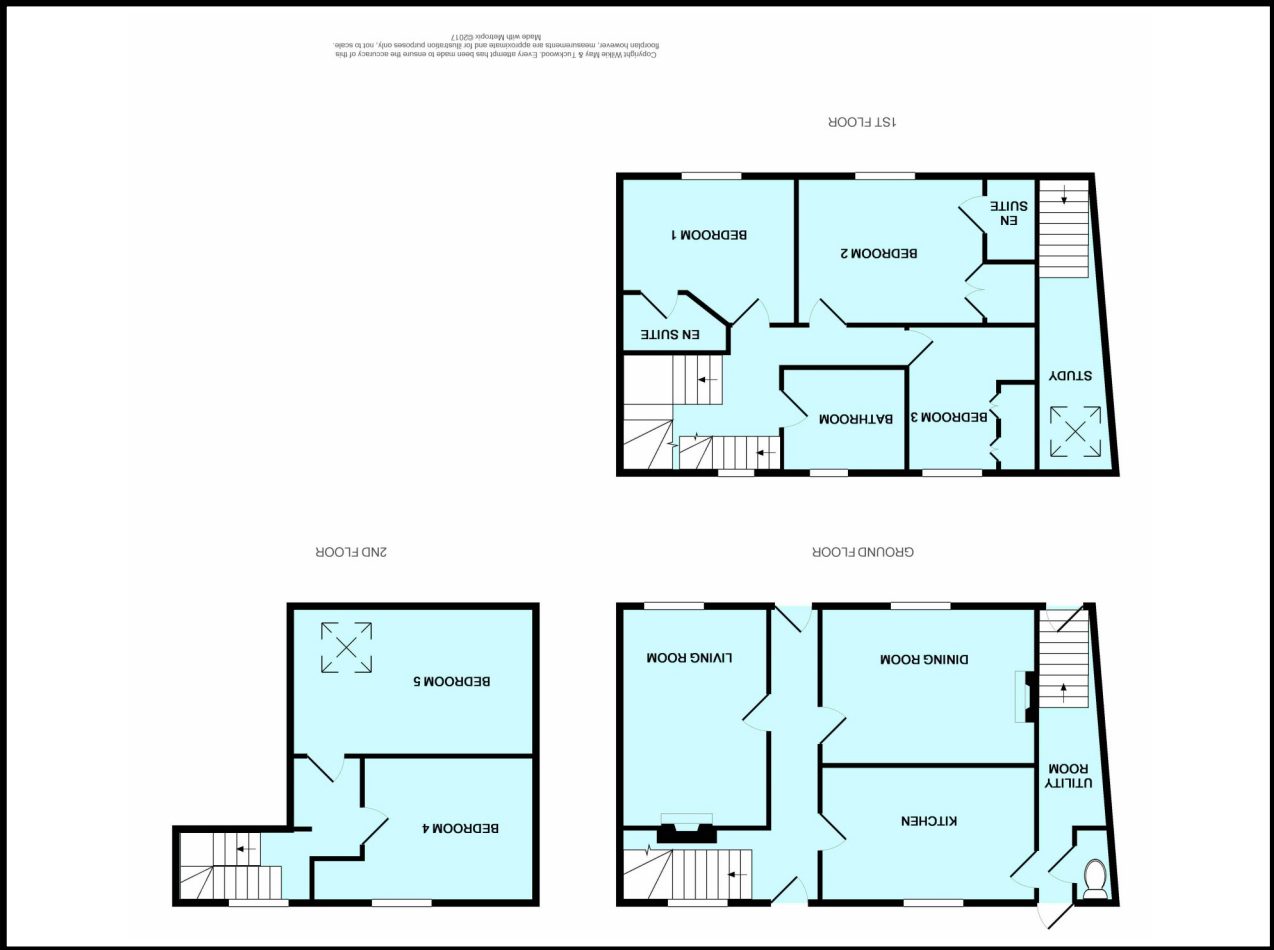


IMPORTANT NOTICE Wilkie May & Tuckwood for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective 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, nor enter into any contract on behalf of the vendor. 4. No responsibility or expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 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.

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.

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 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.



GENERAL REMARKS AND STIPULATION

Price: £289,000

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

Services: Mains water, 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: D

Bircham Road, Alcombe, Minehead | Somerset | TA24 6BE





DESCRIPTION: A large, double fronted, five bedroom Grade II listed three storey end-of-terrace (of three) property. It is conveniently situated close to Alcombe's shops, schools and other amenities and within a mile of Minehead town centre. The property which is believed to date back to the mid to late 19th century, benefits from gas fired central heating, double glazed hardwood sash windows to the Bircham Road elevation, garden, garage and off road parking.

The accommodation comprises in brief: Entrance through back door into Entrance Hall with doors to the Living Room, Dining Room, Kitchen, under stairs area with cupboards, door to Bircham Road entrance and stairs to the first floor. The Living Room is to the front of the property with large open fire place. The Dining Room is also to the front of the property with gas log burner-effect stove. The Kitchen is fully fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and a breakfast bar. A door leads from the Kitchen to a Utility Room with cupboard, wall units and plumbing for washing machine with separate doors to the front and rear, door to the Cloakroom and stairs rising to a Study/Office area with high ceiling and velux window.

To the first floor there is a landing area with steps leading up to the second floor and doors to three of the five Bedrooms. Bedrooms 1 and 2 are to the front of the property, both with en-suite Shower Rooms and Bedroom 2 having a built in wardrobe. Bedroom 3 is to the rear with built in wardrobe and houses the gas fired boiler. The Bathroom is fitted with a suite comprising bath with shower over and shower screen, low level wc and wash hand basin.

To the second floor there is a landing area with doors to Bedrooms 4 and 5 with Bedroom 4 having a window to the rear and Bedroom 5 having a velux window.

Outside there is a good sized south facing enclosed garden with lawn and shrubs the detached garage with light and power and off road parking.

SITUATION: Alcombe is on the outskirts of Minehead and benefits from a parade of shops including pharmacy, Co-op and Post Office, church, public house, schools and other amenities. 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. From the rear of the property there are walks through Old Alcombe and up to Alcombe Common. Bus stops are located close to the property for access into Minehead town centre and Taunton.

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 and out to Alcombe. On reaching the roundabout take the first exit going past the parade of shops on your left hand side. Take the first turning on the right into Church Street where the rear entrance to the property will be found on the left hand side indicated by our For Sale Board.

AGENTS NOTE: The Utility and Study/Office area have listed planning permission to provide a self-contained annexe providing bedroom, shower room and kitchen/diner.

The photograph on the front of these Sales Particulars is taken from the rear of the property approached from Church Street. The front of the property is enclosed with low wall and gate and the annexe area has its own gate and entrance to the front.



A large, five bedroom Grade II listed end-of-terrace town house with gas fired central heating, part double glazing, garden, garage and off road parking situated within easy walking distance of Alcombe's shops, schools and other amenities.

ACCOMMODATION [All measurements are approximate], **ENTRANCE HALL, LIVING ROOM** 14'2" (4.31m) x 12'8" (3.86m)

DINING ROOM 12'6" (3.81m) x 12'3" (3.73m) **KITCHEN** 10'3" (3.12m) x 10'2" (3.09m) **UTILITY ROOM, CLOAKROOM**

FIRST FLOOR LANDING, BEDROOM ONE 13'2" (4.01m) x 11' (3.35m) **EN-SUITE SHOWER ROOM**

BEDROOM TWO 13'3" (4.03m) x 11' (3.35m) **EN-SUITE SHOWER ROOM BEDROOM THREE** 10'3" (3.12m) x 8'5" (2.56m) **BATHROOM**

SECOND FLOOR LANDING, BEDROOM FOUR 12'2" (3.70m) x 10'2" (3.09m) with some restricted head height

BEDROOM FIVE 19'2" (5.84m) x 11'11" (3.63m) with some restricted head height