2 Shires Close

Alcombe, Minehead, Somerset, TA24 6EY

WILKIE MAY & TUCKWOOD



2 Shires Close
Alcombe | Minehead | TA24 6EY

Price: £350,000

GENERAL REMARKS AND STIPULATION

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: TBA



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

WILKIE MAY & TUCKWOOD



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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.
Code of Practice for Residential Estate Agents: Effective from 1 August 2011:
'**8. Financial Evaluation** 8a 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 availabilityof 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, requiresa 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) andmust 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.





DESCRIPTION: 2 Shires Close is a brand new three bedroom detached chalet Bungalow constructed by local firm Acorn Developments (SW) Limited on the outskirts of Minehead. The property is spacious, extending to over 116 m2 (1250 sq. ft.) excluding the garage and benefits from gas fired central heating and double glazing throughout, under floor heating on the ground floor, two reception rooms, en-suite shower room to the ground floor bedroom, a single garage, off road parking and garden.

The spacious and flexible accommodation comprises in brief: Entrance through front door into spacious Entrance Hall with airing cupboard, stairs to the first floor and doors to a fitted Cloakroom, the Living Room, Dining Room, Kitchen and Bedroom 3. The Living Room is a good-sized room with French doors leading out to the garden. The Dining Room has an aspect to the front. The Kitchen will be fitted with a range of Terrance Ball wall and base units, sink and drainer incorporated into work surface and integrated appliances to include a 70/30 split fridge/freezer, washing machine, dishwasher, double oven and ceramic hob with extractor above. There is a window to the rear and door leading into the garden. Bedroom 3 has a window to the front and door into an en-suite Shower Room which is fitted with a large walk-in shower and unit housing the wc and wash hand basin.

To the first floor there is a landing area with doors to the two remaining Bedrooms and Bathroom. Bedroom 1 is a good-sized, double aspect room with dormer window to the rear and velux window to the front. Bedroom 2 is a large, double aspect room with window to the front and dormer window to the rear and storage cupboards. The Bathroom will be fitted with a suite comprising bath with shower over, low level wc and wash hand basin set into vanity unit.

Outside, to the front of the property there is a small area of garden with a driveway providing for off road parking and leading to the Garage. The rear garden will have a patio area immediately outside the Living Room with the remainder laid to lawn.

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 and out to Alcombe. Upon reaching the mini-roundabout take the first exit going past the parade of shops on your left hand side. Go past the West Somerset Community College and take the second turning on the left into The Shires and then first left into Shires Close where the property will be found on your right hand side.

AGENTS NOTE: The internal photographs in these Sales Particulars are of the Show Home, colours and flooring may be different in this property. In addition, the Kitchen photograph shows a gas hob when in fact a ceramic hob will be fitted.







A brand new three bedroom detached chalet Bungalow situated on the outskirts of Minehead with single garage, off road parking and garden.

ACCOMMODATION (all measurements are approximate) : ENTRANCE HALL, CLOAKROOM,

LIVING ROOM 15'6" (4.72m) x 11'7" (3.53m) DINING ROOM 11'8" (3.55m) x 8'3" (2.51m) KITCHEN 12'4" (3.75m) x 11'9" (3.58m)

BEDROOM THREE 11'5" (3.47m) x 9'6" (2.89m) EN-SUITE SHOWER ROOM

FIRST FLOOR LANDING, BEDROOM ONE 15'4" (4.67m) x 11'6" (3.50m)

BEDROOM TWO 15'5" (4.69m) x 11'6" (3.50m) BATHROOM

GARAGE