







Plot 24 Ellicombe Gardens

Alcombe, Minehead, Somerset, TA24 6LH





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

£565,000

GENERAL REMARKS AND STIPULATION

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

Email: minehead@wilkie.co.uk

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

> Strongvox Homes llind garage, off road parking, utility room, cloakroom, en-suite to the master bedroom and A brand new, three storey, three bedroom semi-detached house with integrated

Home will be found towards the rear of the development. View which leads into Ellicombe Gardens where the Show development and take the last turning on the left into Deer right into Ellicombe Meadow. Follow the road through the Somerset Community College take the first turning on the Street and through Alcombe. Go passed the West right and follow the road around to the right, up Friday DIRECTIONS: From our office in Park Street turn

approximate) ACCOMMODATION (all measurements are

stairs to the first floor and door into the Garage. Ground floor entrance hall with Utility Room, Cloakroom,

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)

Shower Room BEDROOM ONE 12'10" (3.91m) x 11'9" (2.58m) En-suite

BEDROOM TWO 10'6" (3.21m) x 9'11" (3.03m)

BEDROOM THREE 8'10" (2.69m) x 8'7" (2.68m)

MOORHTAB

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

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

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

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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 expenses or give any representations or warranty 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 INPORTANT 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 substantial descriptions for the guidance of intended to give a fair and substantial descriptions, areas, reference to condition and necessary permissions for use and occupations and object and occupations and object and only intended to give in the end of the properties of a seek their own professional advice. 2. All descriptions, areas, reference to condition and necessary permissions for use and occupation and object and or the professional or use and occupation and object of the professional or the part of the professional or the pro

to obtain verification from their Solicitor. THE PROPERTY MISDESCRIPTIONS ACT 1991 The agent has not lested 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 objain verification from that or surveyor. References to the Trong study are the focuments. A Buyer is advised to objain verification from their solicitor or surveyor. References to the Trong or the Property are based on information supplied by the Seller. The agent has 1971 of the file documents. A Buyer is advised

ceptance 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 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 combina-tion 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 confinue affer ac-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 availability of

SUREMENTS 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 im-

portance to you, please contact the office and we will be pleased to check the information with you.