

Council Tax Band: E

Somerset. TA4. Tel/ 01643 703704

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

Local Authority:

mains drainage, gas fired central heating.

Mains water, mains electricity,

Services:

with vacant possession on completion.

The property is offered for sale freehold, by private treaty

Tenure:

GENERAL REMARKS AND STIPULATION

Price: £364,950

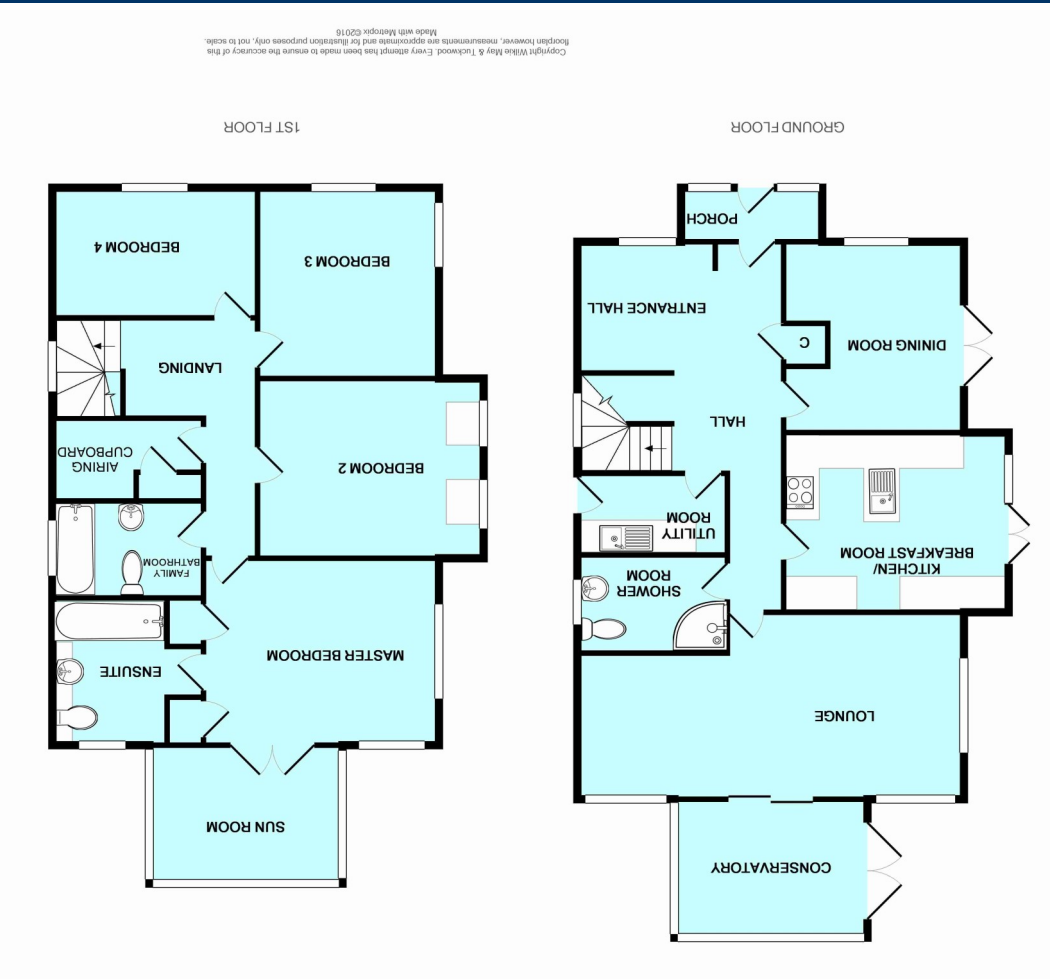
Alcombe,
Minehead | Somerset | TA24 6AJ

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 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 warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 5. The photographs taken and details prepared September 2016. expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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, require 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 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 or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not

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





DESCRIPTION: Situated within a quiet residential area of Alcombe this spacious detached family home with accommodation arranged over two floors, sits proudly within its plot with good sized level gardens, offering a good degree of privacy. Constructed in 2002 this property offers many benefits to include gas fired central heating, double glazing, two reception rooms, a ground floor shower room in addition to the family bathroom, a two storey conservatory, large car port and off road parking. Additional features include grey water system, solar panels and cavity wall insulation. To fully appreciate this family home an internal inspection is recommended by sole selling agent.

The spacious accommodation comprises in brief: Entrance through front door into Entrance Porch with door into large Entrance Hall with maple wood flooring, cloaks cupboard, stairs to the first floor, under stairs cupboard and doors to all principal rooms. The Dining Room is a double aspect room with window to the front and French doors to the side and could be used as a fifth Bedroom. The Kitchen/Breakfast Room has been fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated eye level double oven with gas hob and extractor hood over, space and plumbing for dishwasher and space for tall fridge/freezer. Inset ceiling spot lights and window and French door to the side. There is also a Utility Room fitted with a matching range of base and eye level units, stainless steel sink and drainer, space and plumbing for washing machine, space for tall fridge/freezer and door to the side. To the rear of the property there is a large double aspect Lounge with windows to the side and rear and French doors opening into the Conservatory. The Lounge also has maple wood flooring and feature fire place with a gas fire with wooden mantle over. The Conservatory has a tiled floor and French doors opening out to the rear garden. There is also a Shower Room on the ground floor fitted with a large shower cubicle with mains shower over, close coupled wc and vanity unit wash hand basin.

To the first floor there is a good sized landing area with window to the side, large walk-in airing cupboard and access to loft space. The Master Bedroom is to the rear of the

property and is a large double aspect room with windows to the side and rear, two built-in wardrobes, door to en-suite Bathroom and French doors opening into a Sun Room, being the second storey of the Conservatory. Bedroom 2 has two windows to the side, Bedroom 3 is a double aspect room with windows to the side and front and Bedroom 4 has an aspect to the front. There is also a Bathroom fitted with a four piece suite comprising bath, separate shower cubicle, vanity wash hand basin and close coupled wc.

Outside, the property is approached over a tarmac driveway providing parking for several cars and leading to a large covered car port. There is then side access which leads to the rear garden. The rear garden is of a good size and affords a large amount of privacy with a large patio area and timber decking with the remainder laid to lawn with flower and shrub borders.

SITUATION: Alcombe is on the outskirts of the popular town of Minehead and 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. Upon reaching the roundabout in Alcombe take the first exit going past the parade of shops on the left hand side. Take the second turning on the left into Marshfield Road and proceed to the bottom of the road where the property will be found on the left hand side and indicated by our 'For Sale' board.



A spacious four/five bedroom detached house with car port, off road parking and garden, situated in a quiet residential area of Alcombe. An internal viewing of this property is highly recommended.

ACCOMMODATION [All measurements are approximate], **ENTRANCE HALL, DINING ROOM** 12'5 x 11'6 max (3.81m x 3.35m max), **KITCHEN/BREAKFAST ROOM** 15'3 x 11'6 (4.57m x 3.35m), **UTILITY ROOM, LOUNGE** 24'6 x 9'3 min 11'3 max (7.32m x 2.74m min 3.35m max), **CONSERVATORY** 12'3 x 7'5 (3.66m x 2.13m), **SHOWER ROOM** **FIRST FLOOR LANDING, BEDROOM ONE** 15'2 x 11'8 (4.57m x 3.35m), **EN-SUITE BATHROOM, SUN ROOM** 12'3 x 7'6 (3.66m x 2.13m), **BEDROOM TWO** 14'5 x 11'6 (4.27m x 3.35m), **BEDROOM THREE** 12'5 x 11'6 (3.66m x 3.35m), **BEDROOM FOUR** 12'6 x 9'2 (3.66m x 2.74m), **BATHROOM**