



Millbridge Road,
Minehead | Somerset | TA24 8AG

Price: £240,000

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,

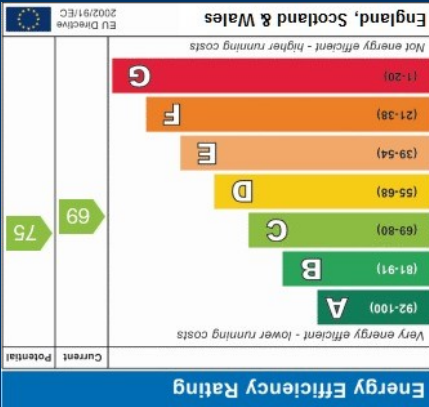
mains drainage, gas fired central heating.

Local Authority:

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

Somerset. TA4. Tel/ 01643 703704

Council Tax Band: D



WILKIE MAY & TUCKWOOD

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

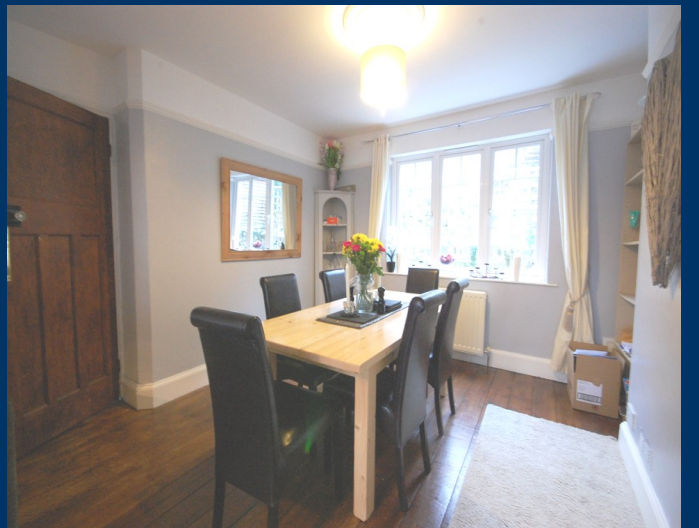
IMPORTANT NOTICE Wilkie May & Tuckwood for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 details accurate and reliable, if there is any discrepancy between the measurements and the details, the details 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, 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.





DESCRIPTION: An attractive three bedroom semi-detached house situated in an elevated position within half a mile of all town centre amenities. The property benefits from gas fired central heating and double glazing throughout, an attic room/study, terraced garden to the rear and lovely views from the front towards North Hill and the coast. The sale price includes carpets, curtains and blinds as fitted.

The accommodation comprises in brief: Entrance through front door into Entrance Hall with two windows to the front, stairs to the first floor with under stairs cupboard and doors into the Sitting/Dining Room and Kitchen. The Sitting area is to the front of the property with bay window affording lovely views towards North Hill and the coast and fire place with open fire. The Dining area is to the rear of the property with window overlooking the rear garden. The Kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated electric oven and integrated gas hob, both of which have been fitted within the last year. There is also space for a fridge, space and plumbing for a washing machine, window to the rear and door leading to the rear garden.

To the first floor there is a landing area with doors to the Bedrooms and Bathroom. Bedroom 1 has a bay window to the front affording wonderful panoramic views towards North Hill and the coast and access to the boarded roof space which has a velux window. Bedroom 2 has a window to the rear overlooking the garden and Bedroom 3 has a window to the front with lovely views. The Bathroom is fitted with a suite comprising P-shaped bath with shower over, low level wc and pedestal wash hand basin. There are also two windows to the side, a heated towel rail and airing cupboard housing the gas fired boiler for heating and hot water which was replaced by the current owners in 2016. The attic room is accessed from the master bedroom via a drop down loft ladder and has a velux window and access to a further useful storage space.

Outside to the front of the property, steps lead from Millbridge Road to the front of the property with the remainder of the front garden terraced for ease of maintenance. To the side of the property a door leads into a covered area which has a door to the rear garden. To the rear of the property, steps lead up to the rear garden which has been terraced. One level has been laid with shingle and the top level has an area of decking and an area of lawn designed to take full advantage of the wonderful views over the town towards North Hill and the coast.

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 left and take the second turning on the left into Parkhouse Road. Take the second turning on the left into Millbridge Road where the property will be found on the right hand side indicated by our For Sale board.



A three bedroom semi-detached house with gas fired central heating and double glazing throughout, gardens and lovely views situated in an elevated position within half a mile of town centre amenities.

ACCOMMODATION *[All measurements are approximate]*, **ENTRANCE HALL,**
SITTING/DINING ROOM: SITTING AREA 13'1" (3.98m) max. into recess x 12'6" (3.81m) into bay **DINING AREA** 12' (3.65m) into recess x 11'4" (3.45m)
KITCHEN 10'4" (3.16m) x 8'4" (2.56m)
FIRST FLOOR LANDING, BEDROOM ONE 12'2" (3.70m) into bay x 12'2" (3.70m) into recess
BEDROOM TWO 12'1" (3.68m) into recess x 11'4" (3.45m)
BEDROOM THREE 6'10" (2.08m) x 6'9" (2.05m) **BATHROOM**