



Dunster Close, Alcombe,
Minehead | Somerset | TA24 6BY

Price: £245,000

GENERAL REMARKS AND STIPULATION

Tenure:

The property is offered for sale freehold, by private treaty

with vacant possession on completion.

Services:

Mains water with meter, mains electricity,

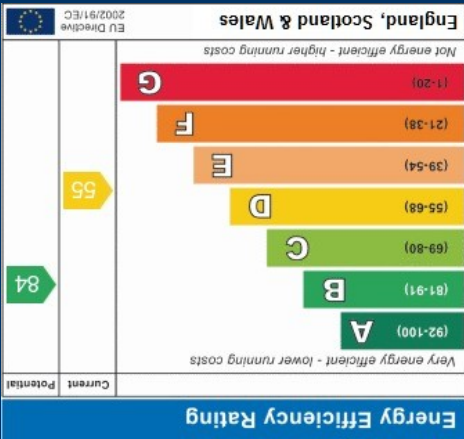
mains drainage, gas fired central heating.

Local Authority:

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

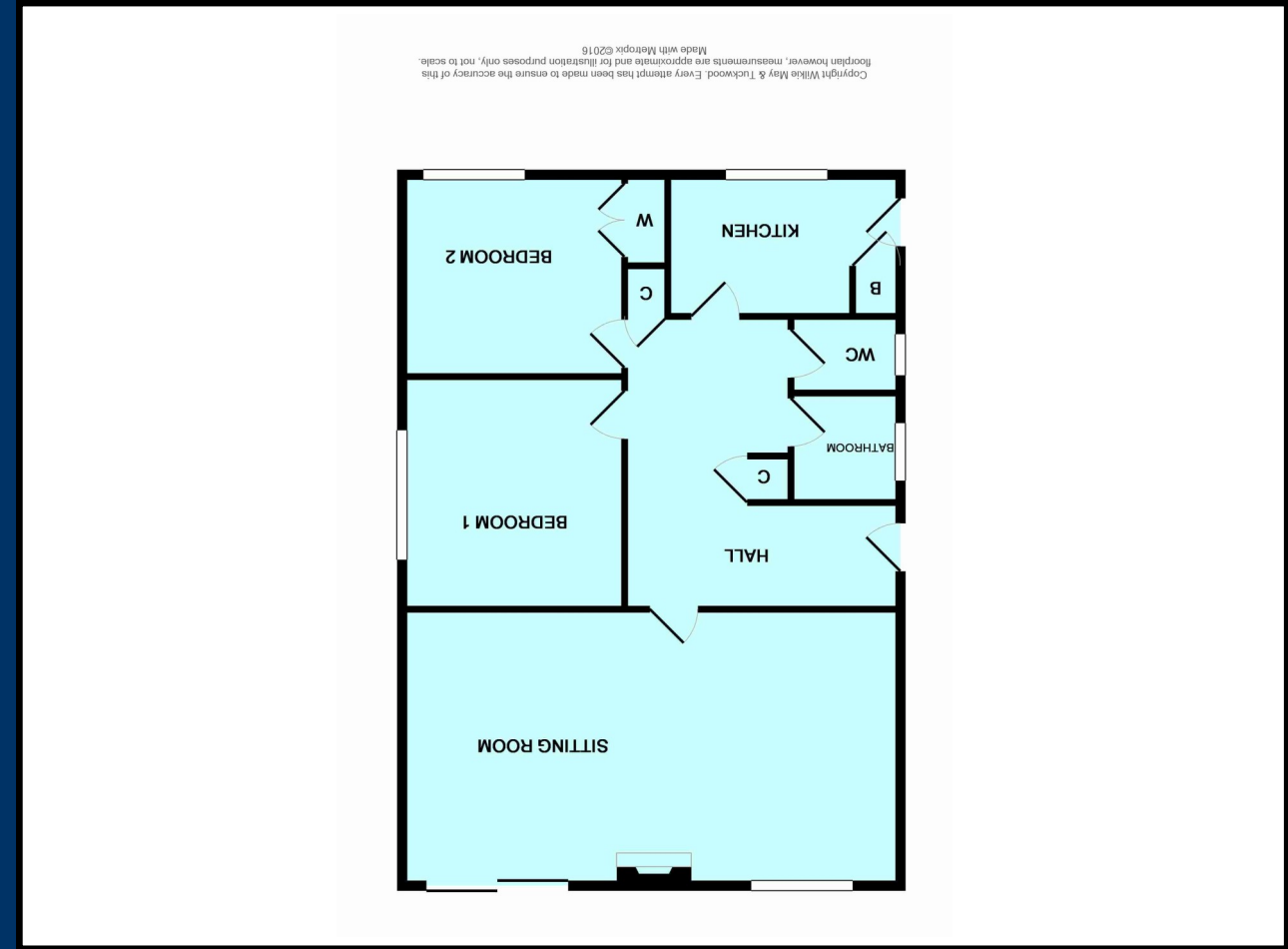
Somerset. TA4. Tel/ 01643 703704

Council Tax Band: D



WILKIE MAY
& TUCKWOOD

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



IMPORTANT NOTICE Wilkie May & Tuckwood for 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 for use and occupation and other details 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 particulars accurate and reliable, if there is any discrepancy between the measurements and the particulars, the particulars 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, 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.

THE PROPERTY MISDESCRIPTORS 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: A spacious two bedroom detached Bungalow situated within a sought after cul-de-sac on the outskirts of Alcombe. The property benefits from gas fired central heating and double glazing throughout, a garage with off road parking and good sized gardens. During his ownership, the property has been updated by the current owner with a new Kitchen, new Bathroom, full central heating system to include radiators, boiler and thermostat controls, a new fuse box, light switches and sockets and full loft insulation. The sale price includes all carpets, curtains and blinds throughout.

The accommodation comprises in brief: Entrance through front door into Entrance Hall with two storage cupboards and doors to all rooms. The Sitting Room is a large room with open fire place, radiator, window to the front and sliding doors leading to the front garden. The Kitchen is to the rear of the property and is fitted with a range of wall and base units, sink and drainer incorporated into solid wood work surface with tiled surrounds and cupboard housing a Worcester combi-boiler for the hot water and heating. There is also a window to the rear over looking the garden and a door to the garden. Bedroom 1 has an aspect to the side and Bedroom 2 overlooks the rear garden and had a built-in wardrobe. The Bathroom is fitted with a suite comprising bath with electric shower over and wash hand basin. There is also a separate wc.

Outside, the front garden is laid to lawn with flower borders and an attractive pergoda fitted with lantern lights. A block paved pathway leads to the front door and to a side gate affording access to the rear garden.

The enclosed rear garden is also predominately laid to lawn with flower and shrub borders, a greenhouse, summerhouse and shed. To the side of the property there is a driveway providing for off road parking leading to the attached Garage which has an electric door and internal power points.

SITUATION: Alcombe is on the outskirts of Minehead and benefits from a parade of shops, schools, churches and a public house. Minehead itself 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 at Alcombe take the first exit going past the parade of shops on your left. Take the next right hand turning into Church Street and follow this road up going past the right hand turning into Manor Road. Follow the road along as it becomes Combeland Road. Take the first turning on the left into Dene Gardens and then turn immediately right into Doone Way and then left into Dunster Close where the property will be found indicated by our For Sale Board.



A two bedroom detached Bungalow with garage, off road parking and gardens situated within a quiet cul-de-sac on the outskirts of Alcombe. An internal viewing of this property is highly recommended.

ACCOMMODATION *[All measurements are approximate]*, **ENTRANCE HALL, SITTING ROOM 24' (7.31m) x 13'3" (4.03m)**

KITCHEN 10'4" (3.14m) x 6'8" (2.03m)

BEDROOM ONE 11'1" (3.37m) x 10'9" (3.27m)

BEDROOM TWO 10'9" (3.27m) x 9'8" (2.94m)

BATHROOM SEPARATE WC