



College Close, Alcombe,  
Minehead | Somerset | TA24 6SX

Price: £335,000

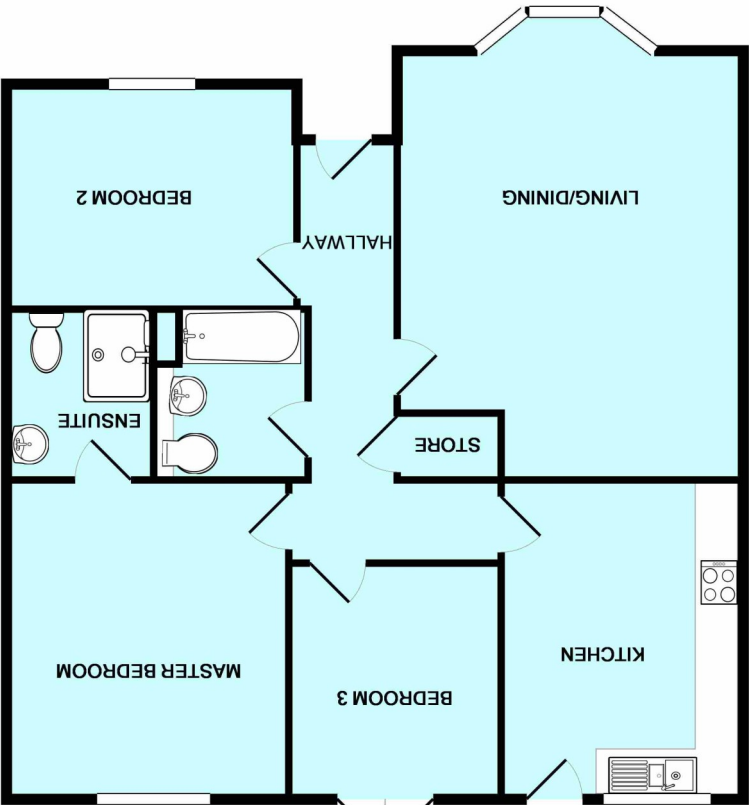
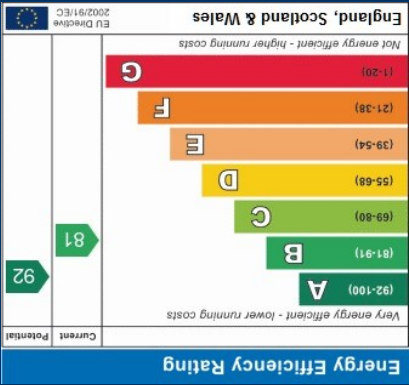
GENERAL REMARKS AND STIPULATION

**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**



**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 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 particular accurate and reliable, if there is any discrepancy between the measurements and the actual measurements, the measurements shall prevail. The information is for guidance only and should not be relied upon for any purpose.

**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.

**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. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland).





**DESCRIPTION:** A well presented three bedroom detached Bungalow constructed in 2013 by well-respected local developer, Summerfield Homes. The property benefits from gas fired central heating and double glazing throughout, high quality insulation, low energy lighting, a solar panel to supplement the hot water and central heating, a garage with off road parking, a garden and the remainder of a ten year NHBC Guarantee.

The accommodation comprises in brief: Entrance through front door into Entrance Hall with doors to all principal rooms and cupboard housing the solar heating system. The Living/Dining Room is a good sized room to the front of the property with attractive bay window, two radiators, tv and telephone points. 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 work surface with tiled surround, integrated oven with gas hob and extractor over, integrated fridge/freezer, space and plumbing for washing machine and space for tumble dryer. There is also a cupboard housing the gas fired boiler, window to the rear and door to the rear garden.

The Master Bedroom is to the rear of the property with window overlooking the garden, radiator and tv point and door into the en-suite which is fitted with a shower, low level wc and wash hand basin. There is also an extractor and heated towel rail. Bedroom two has an aspect to the front, radiator and tv/router point and Bedroom three which is currently used as a Dining Room has a radiator, tv point and French doors opening out to the rear garden. The Bathroom is fitted with a suite comprising bath with shower over, low level wc and wash hand basin. There is also an extractor

and heated towel rail.

Outside to the front of the property there is a small garden laid to lawn with a low hedge boundary and pathway leading to the front door. To the rear of the property there is a good-sized south-facing garden predominately laid to lawn with rear gated access and personal door into the detached single Garage with driveway in front providing for off road parking.

**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 and up Friday Street. Follow the road out through Alcombe and past the West Somerset Community College. Take the first turning on the left into The Shires. Follow the road through The Shires and into College Close. Follow the road around to the right where the property will be found immediately on the right hand side.



**A beautifully presented modern three bedroom detached Bungalow with garage, off road parking and garden situated within a small development on the outskirts of Minehead.**

**ACCOMMODATION** [All measurements are approximate], **ENTRANCE HALL,**  
**LIVING/DINING ROOM** 16'2" (4.92m) x 13'3" (4.03m) **KITCHEN** 12'3" (3.73m) x 9'8" (2.94m)  
**BEDROOM ONE** 12'2" (3.70m) x 10'7" (3.22m) **EN-SUITE SHOWER ROOM, BEDROOM TWO** 11'5" (3.47m) x 7'7" (2.31m)  
**BEDROOM THREE** 8'9" (2.66m) x 8'5" (2.56m) **BATHROOM**  
**GARAGE**