



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 with meter, mains electricity,

Services:
with vacant possession on completion.

Tenure:
The property is offered for sale freehold, by private treaty

GENERAL REMARKS AND STIPULATION

Price: £299,950

Chestnut Way, Alcombe,
Minehead | Somerset | TA24 6EB

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 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars 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, 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. 8b 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: A modern, four bedroom detached house situated in an elevated position on the outskirts of Minehead. The property benefits from two reception rooms, a cloakroom, utility room and en-suite to the master bedroom, gas fired central heating and double glazing throughout, an integral garage with off road parking, gardens to the front and rear and wonderful, far reaching views over the town, the surrounding countryside and the coast.

The accommodation comprises in brief: Entrance through front door into Entrance Hall with stairs to the first floor, under stairs cupboard, doors to all principal rooms and door to a fitted Cloakroom. The Sitting Room is to the rear of the property with sliding doors leading out to a decked balcony affording wonderful views over the town towards the coast and the surrounding countryside. There is also an attractive stone fire place with living flame coal effect electric fire. The Dining Room is also to the rear of the property with wonderful views. The Kitchen is to the front of the property and is fitted with a range of wall and base units, one and half bowl sink and drainer incorporated into work surface with tiled surrounds, integrated appliances to include electric oven with gas hob, dishwasher, fridge and freezer. A door from the Kitchen leads into the fitted Utility Room which in turn has a door to the side giving access to the garden.

To the first floor there is a good-sized landing area with loft access, built-in airing cupboard and doors to all rooms. Bedroom 1 is to the rear of the property with wonderful, far reaching views, built-in wardrobes and door to an en-suite Shower Room. Bedroom 2 is also to the rear of the property with wonderful views. Bedroom 3 is to the front of the property and is fitted with an extensive range of built-in wardrobes and eaves storage cupboards. Bedroom 4 also has an aspect to the front. The bathroom is fitted with a suite comprising bath with mixer taps/shower attachment over, low level wc and pedestal wash hand basin.

Outside to the front of the property there is a driveway providing for off road parking leading to the integrated Garage. The remainder of the front garden has been laid to lawn with shrubs. The enclosed rear garden can be accessed from the front of the property through a side gate or through the sliding doors leading from the Sitting Room. Immediately outside Sitting Room there is a lovely balcony with wonderful, far reaching views, a retractable remote controlled awning and steps leading down to a paved patio area with a variety of shrubs and a water feature. Both the front and rear gardens have been professionally designed and landscaped.

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 as it becomes Friday Street and proceed up the hill and out to Alcombe. Upon reaching the mini-roundabout take the second exit and then turn immediately left into Staunton Road. Proceed towards the top of the hill and take the first right hand turn into Chestnut Way where the property will be found on the right hand side.



A modern four bedroom detached house with garage, off road parking, gardens and wonderful, far reaching views situated in an elevated position on the outskirts of Minehead.

An internal viewing of this property is highly recommended to fully appreciate the accommodation offered.

ACCOMMODATION *[All measurements are approximate]*, **ENTRANCE HALL, CLOAKROOM, SITTING ROOM 14'6" (4.41m) x 11'4" (3.45m)**

DINING ROOM 12'7" (3.83m) x 9'7" (2.92m) KITCHEN 12'3" (3.73m) x 8'5" (2.56m) UTILITY ROOM 6' (1.82m) x 5'2" (1.57m)

FIRST FLOOR LANDING, BEDROOM ONE 11'9" (3.58m) max. x 11'5" (3.47m) EN-SUITE SHOWER ROOM

BEDROOM TWO 11'10" (3.60m) x 7'5" (2.26m) BEDROOM THREE 15'3" (4.64m) max. x 12'1" (3.68m)

BEDROOM FOUR 9'4" (2.84m) x 9'2" (2.79m) BATHROOM