



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.

The property is offered for sale freehold, by private treaty

Tenure:

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representations or warranties incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2014. 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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. 5. 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. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, 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.

**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.

**Code of Practice for Residential Estate Agents: Effective from 1 August 2011:**







**DESCRIPTION:** Coming to the market for the first time since it was built in 1999, this property is a well-presented, four bedroom detached house situated in an elevated position on the outskirts of Minehead which has undergone numerous improvements over the last few years by the current owners. The property benefits from gas fired central heating and double glazing throughout, two reception rooms, a cloakroom and utility room, an en-suite to the master bedroom, an integrated garage with off road parking, gardens to the front and rear and superb, far reaching views over the town, the surrounding countryside and towards the coast. The property is also offered for sale with NO ONWARD CHAIN.

The accommodation comprises in brief: Entrance through front door into Entrance Hall with stairs to the first floor, under stairs cupboard, tile effect laminate flooring and doors to all principal rooms. The Cloakroom is fitted with a suite comprising low level wc and pedestal wash hand basin with opaque window to the side. The Sitting Room is to the rear of the property with sliding patio doors leading to a raised decked area affording stunning views over the town, the surrounding countryside and the coast, a feature fire place with stone surround and hearth and tile effect laminate flooring. The Dining Room is also to the rear of the property with window affording stunning views and laminate flooring. The Kitchen is fitted with a range of matching wall and base units, one and half bowl sink and drainer inset into work surfaces with tiled surrounds, integrated appliances to include fridge, freezer, dishwasher and double oven with gas hob. There is also a window to the side and door into the Utility Room which is fitted with a matching range of base and wall and units, work surface, space and plumbing for washing machine and door to outside.

To the first floor there is a good-sized landing area with access to the roof space, airing cupboard and doors to all rooms. Bedroom 1 is to the rear of the property with wonderful, panoramic views, two fitted wardrobes and door to an en-suite Shower Room. Bedroom 2 is to the front of the property with two fitted wardrobes and two eaves storage cupboards. Bedroom 3 has an aspect to the front and Bedroom 4 has

an aspect to the rear with wonderful views. The Bathroom is fitted with a suite comprising bath with shower over, low level wc and pedestal wash hand basin with obscured window to the side.

Outside to the front of the property there is a tarmac drive providing for off road parking leading to the integrated garage. The remainder of the front garden is laid with slate shingle for ease of maintenance. A pathway leads to the front door and then on round the property to the rear. Immediately outside the Sitting Room there is a raised decked area with wonderful, panoramic views with steps leading down to a patio area. The remainder of the rear garden is laid to lawn.

**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 beautifully presented, two reception room, four bedroom modern detached property situated in an elevated position on the outskirts of Alcombe with garage, off road parking and wonderful, panoramic views. The property is offered for sale with NO ONWARD CHAIN.**

**ACCOMMODATION** [All measurements are approximate], **ENTRANCE HALL, CLOAKROOM, SITTING ROOM 14'6" (4.41m) x 11'5" (3.47m) DINING ROOM 12'6" (3.81m) x 9'6" (2.89m) KITCHEN 12'2" (3.70m) x 8'5" (2.56m) UTILITY ROOM 6'1" (1.85m) x 5'2" (1.57m) FIRST FLOOR LANDING, BEDROOM ONE 13'8" (4.16m) x 11'10" (3.60m) EN-SUITE SHOWER ROOM BEDROOM TWO 15'2" (4.62m) x 13'5" (4.08m) BEDROOM THREE 9'2" (2.79m) x 9'1" (2.76m) BEDROOM FOUR 11'10" (3.60m) x 7'6" (2.28m) BATHROOM**