



Council Tax Band: B

Somerset. TA4. Tel/ 01643 703704

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

Local Authority:

mains drainage, gas fired central heating.

Mains water, mains electricity,

Services:

with vacant possession on completion.

The property is offered for sale freehold, by private treaty

Tenure:

GENERAL REMARKS AND STIPULATION

Price: £180,000

Bampton Street,
Minehead | Somerset | TA24 5TU

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representations or warranties incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. While we endeavour to make our sales details 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.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales details 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:

8. **Financial Evaluation** 8a 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: Constructed approximately 100 years ago, this property is a two reception room, three bedroom mid-terrace house situated within easy walking distance of Minehead town centre. Whilst retaining many original features, the property benefits from the modern conveniences of gas fired central heating and double glazing throughout together with a modern kitchen and two shower rooms, one on the ground floor and one to the first floor. There is also a large rear garden.

The accommodation comprises in brief: Entrance through front door into Entrance Porch with door through to the Entrance Hall with access to the Dining Room and Sitting Room and stairs to the first floor. The Dining Room is to the front of the property with feature fire place and open access to the Sitting Room which has windows to the rear, fire place, under stairs cupboard and door to the Kitchen. The Kitchen is fitted with a range of modern wall and base units, Belfast style sink and drainer incorporated into work surface with tiled surrounds, Cookmaster stove, space and plumbing for washing machine, integrated fridge/freezer and window into the Study/Snug. There is also the gas fired boiler for heating and hot water. From the Kitchen a door leads into the Study/Snug with door to the rear access pathway and door into the fitted Shower Room.

To the first floor there are three Bedrooms and a further Shower Room. Bedroom 1 is a large room with attractive bay window to the front affording views towards North Hill. Bedrooms 2 and 3 have aspects to the rear overlooking the garden. There is also a double aspect Shower Room.

Outside to the rear of the property there is a long, attractive garden with a large decked area, an area laid to lawn, a vegetable patch and storage areas.

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 then first left into Park Terrace. Follow the road around to the right and up the hill as it becomes Bampton Street where the property will be found after approximately 100 yards on the left hand side indicated by our For Sale Board.

AGENTS NOTE: There is a pedestrian right of way immediately outside the rear of the property for owners of adjoining properties.



A two reception room, three bedroom mid-terrace House with two shower rooms and large rear garden situated within easy walking distance of Minehead town centre.
An internal viewing of this property is highly recommended to fully appreciate the spacious accommodation on offer.

ACCOMMODATION *[All measurements are approximate]*, **ENTRANCE LOBBY, ENTRANCE HALL, DINING ROOM** 12'1" (3.66m) into recess x 12' (3.65m) **SITTING ROOM** 11'4" (3.45m) min. to chimney x 13'11" (4.24m) max. into recess **KITCHEN** 15'8" (4.77m) max. x 6'1" (1.85m) min. **STUDY/SNUG, SHOWER ROOM**
FIRST FLOOR LANDING, BEDROOM ONE 16'1" (4.90m) max. into recess x 12'1" (3.68m)
BEDROOM TWO 11'9" (3.58m) x 10' (3.04m) **BEDROOM THREE** 12'6" (3.81m) max. x 6'2" (1.87m) **SHOWER ROOM**