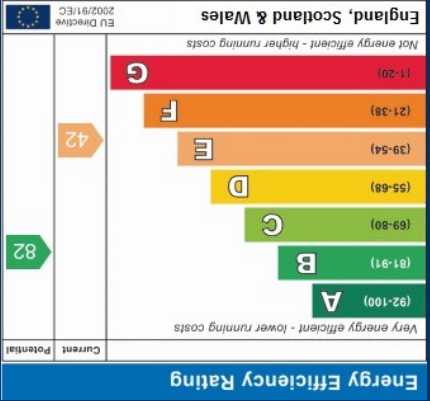


Tel: 01643 704400
7 Park Street, Minehead, Somerset, TA24 5NQ



Council Tax Band: D

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: £259,000

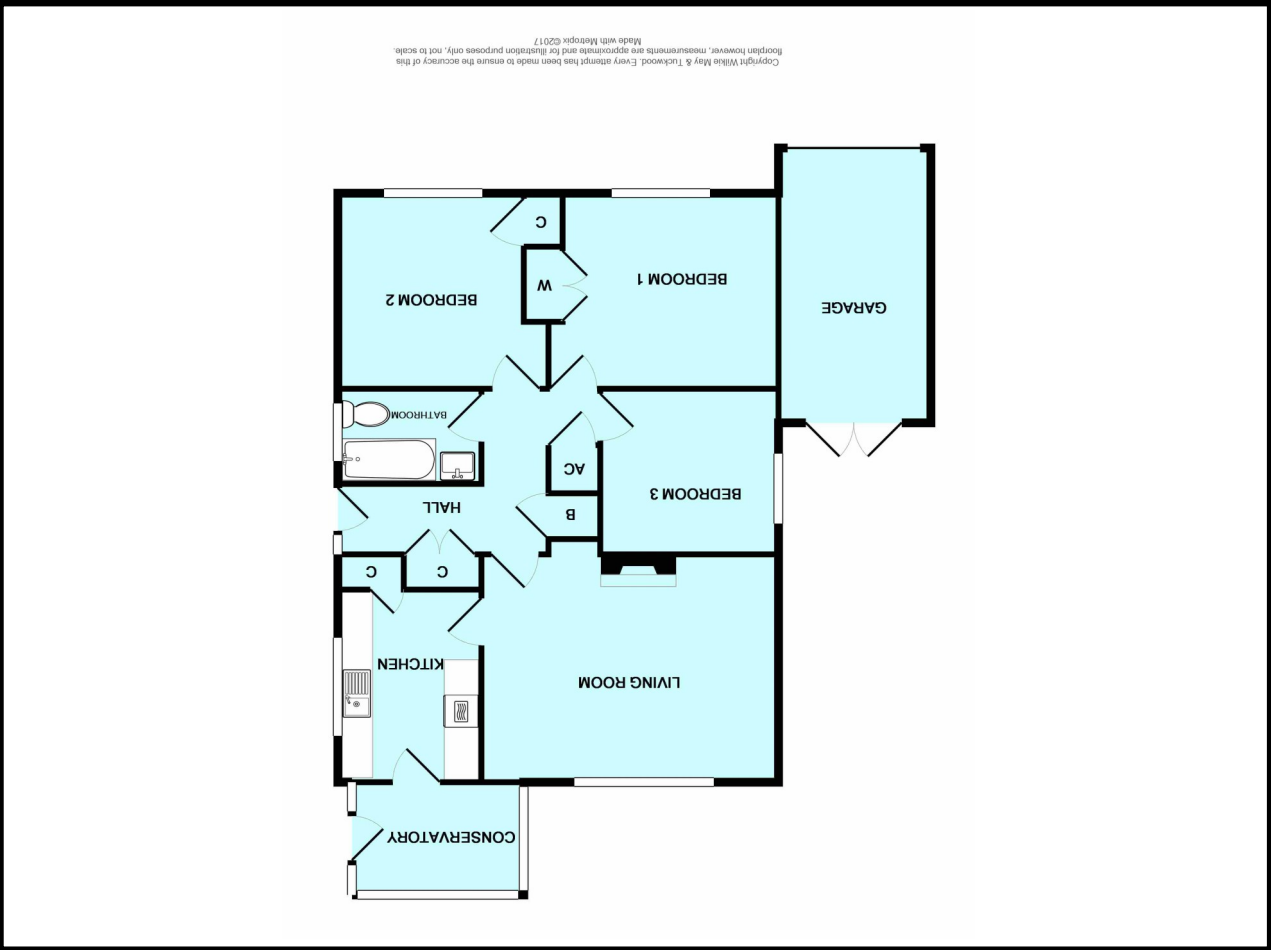
Dene Gardens, Alcombe,
Minehead | Somerset | TA24 6BU

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representations or warranties incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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, 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 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 particular 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: A spacious, three bedroom detached Bungalow situated within a popular residential area on the outskirts of Minehead. The property benefits from gas fired central heating and double glazing throughout, a garage with off road parking and private rear garden. The property could benefit from some general updating and is offered for sale with NO ONWARD CHAIN.

The accommodation comprises in brief: Entrance through front door into Entrance Hall with doors to all rooms, storage cupboard, airing cupboard and cupboard housing the gas fired boiler. The Living Room is a good-sized room with window to the rear overlooking the garden and door to the Kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, pantry, gas oven and gas hob, space and plumbing for a washing machine and space for a fridge. There is also a window to the side and door into the Conservatory which is glazed on three sides with door to the rear garden.

Bedroom One has a window to the front and built-in wardrobe, Bedroom Two also has a window to the front and built-in cupboard and Bedroom Three has a window to the side. The Bathroom is fitted with a suite comprising bath, wash hand basin and wc with obscured window to the side.

Outside, the front garden is laid to lawn for ease of maintenance with pathway leading to the front door with flower border and driveway providing for off road parking leading to the attached Garage which has double doors to the rear leading to the garden. The rear garden is a particular feature of the property with a stone wall boundary to the

rear and wooden boundaries on either side providing for a good degree of privacy. The garden is predominately laid to lawn with flower and shrub borders and a fruit tree.

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. 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 where the property will be found after a short distance on the left hand side indicated by our For Sale Board.



A spacious, three bedroom detached Bungalow with garage, off road parking and gardens situated within a popular residential area on the outskirts of Minehead. The property is offered for sale with NO ONWARD CHAIN.

ACCOMMODATION *[All measurements are approximate]*, **ENTRANCE HALL,**
LIVING ROOM 16'5" (5.00m) x 13'6" (4.11m) max.

KITCHEN 10'7" (3.22m) x 7'10" (2.38m) **CONSERVATORY**

BEDROOM ONE 12'9" (3.88m) x 10'7" (3.22m)

BEDROOM TWO 10'3" (3.12m) min. x 10'8" (3.25m) **BEDROOM THREE** 9'9" (2.97m) x 8'2" (2.48m) **BATHROOM**

GARAGE 17'8" (5.38m) x 8'8" (2.64m)