

with vacant possession on completion.

**Services:**

Mains water, mains electricity,

mains drainage, gas fired central heating.

**Local Authority:**

West Somerset Council, 20 Fore Street, Williton, Taunton,  
Somerset. TA4. Tel/ 01643 703704

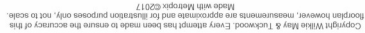
**Council Tax Band: C**

**Guide Price: £265,000**

**Alcombe,  
Minehead | Somerset | TA24 6BH**



**WILKIE MAY  
& TUCKWOOD**



**IMPORTANT NOTICE** Willie 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 purchasers 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 independent enquiries as to the correctness of each of them. 3. No person in the employment of Willie May & Tuckwood has any authority to make or give any representations or warranties in relation to this property on behalf of Willie 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 particular accurate and reliable, if there is any measurement 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 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 Understanding regarding the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, a conclusion of a missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and so cannot report such progress to the seller. 8c Having regard to the provisions of the Data Protection Act 1998, the agent has not tested any departures, equipment, fixtures and fittings or services and so cannot report that they are in working order or fit for their purpose. 8d A buyer is advised to obtain verification from their solicitor. References to the Tenure of the Property are based on information supplied by the seller. The agent has not had sight of the documents. A buyer is advised to obtain verification from their solicitor. A buyer is advised to obtain verification from their solicitor.





**DESCRIPTION:** Believed to have been constructed during the 1930's, this property is a well-presented and extended two reception room, three bedroom semi-detached house situated within a popular cul-de-sac close to Alcombe's shops, schools and other amenities. The property benefits from gas fired central heating and double glazing throughout, an extended kitchen, a conservatory, off road parking, a level garden to the rear and a workshop/utility room.

The accommodation comprises in brief: Entrance through double doors into the Entrance Porch with door into the Entrance Hall with stairs to the first floor, under stairs cupboard and doors to all principal rooms. There is the potential to convert the under stairs cupboard into a cloakroom subject to necessary planning permission. The Sitting Room is to the front of the property with bay window and fire place with inset multi fuel burning stove. The Dining Room is to the rear of the property with sliding doors leading into the Conservatory , with further door leading out to the garden. The Kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for gas cooker, space for fridge freezer and space and plumbing for dishwasher. There is a window to the rear and door into the Workshop/Utility.

On going up the stairs from the ground floor there is a window to the side. To the first floor there is a good-sized landing area with doors to all rooms. Bedroom 1 has a window to the front and built-in cupboard. Bedroom 2 has a window to the rear and fitted cupboard and Bedroom 3 has a window to the front. The Bathroom is fitted with a suite comprising bath, separate shower cubicle, wc and wash hand basin.

Outside to the front of the property there is a driveway providing for off road parking leading to the Workshop/Utility which used to be the garage, and could be converted back to a garage if required. The Workshop/Utility has a door to the front, door to the rear garden, door into the Kitchen, space and plumbing for washing machine and space for tumble dryer together with storage space.

The remainder of the front garden is laid with gravel for ease of maintenance. The rear garden has a patio area immediately outside the house with the remainder predominately laid to lawn with a raised vegetable bed, shed and stream running through. The bank beyond the stream is within the boundary of the property and is currently not being used by the current owners but could form an additional seating area if desired.

**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 first exit going past the parade of shops on your left hand side. Take the left hand turning just before the West Somerset Community College into Spring Gardens where the property will be found towards the bottom of the road on the left hand side.



**A well-presented two reception room, three bedroom semi-detached house with off road parking and gardens situated within a popular cul-de-sac close to Alcombe's shops, schools and other amenities. An internal viewing is highly recommended.**

**ACCOMMODATION** [All measurements are approximate], **ENTRANCE PORCH**, **ENTRANCE HALL**,  
**SITTING ROOM** 12'4" (3.75m) x 12'9" (3.88m) **DINING ROOM** 11'9" (3.58m) x 10'9" (3.27m)  
**CONSERVATORY** 8'8" (2.64m) x 6'4" (1.93m) **KITCHEN** 8'2" (2.48m) x 8'2" (2.48m) **EXTENDED KITCHEN AREA** 8'5" (2.56m) x 6'4" (1.93m)  
**FIRST FLOOR LANDING**, **BEDROOM ONE** 13'1" (3.98m) x 9'8" (2.94m)  
**BEDROOM TWO** 11'9" (3.58m) x 9'8" (2.94m) min. **BEDROOM THREE** 7'8" (2.33m) x 8'3" (2.51m) **BATHROOM**  
**WORKSHOP/UTILITY** 18'5" (5.61m) x 9'9" (2.97m)