



Lower Meadow Road

Minehead TA24 6AN

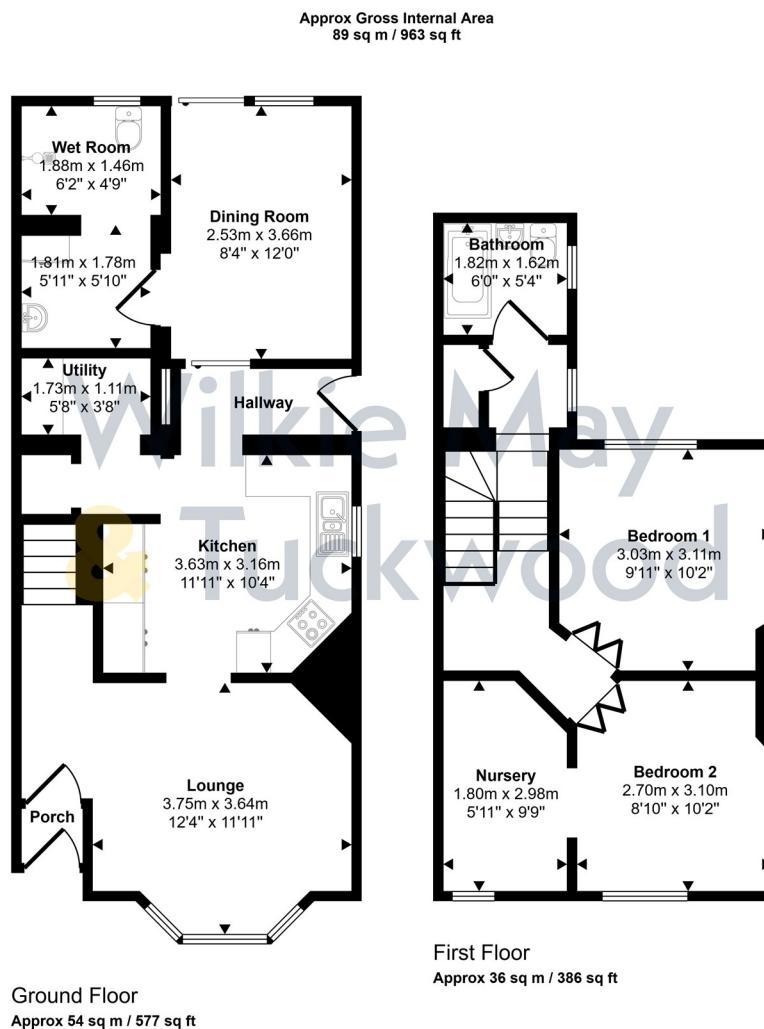
Price £260,000 Freehold

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EPC

Wilkie May & Tuckwood

Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

An updated two reception room, two-bedroom (formerly three) end-of-terrace house situated within easy reach of Alcombe's shops, schools and other amenities.

Of brick construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, a modern kitchen with integrated units, a utility area, a ground floor wet room in addition to a first floor bathroom, off road parking to the front and a good-sized level rear garden.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Close to local amenities
- Two bedrooms (formerly three)
- Wet Room and Bathroom
- Off road parking to the front
- Good-sized level rear garden



Wilkie May & Tuckwood are delighted to be able to offer this modernised family home.

The accommodation comprises in brief: entrance through front door into a porch with door through to the lounge. This room has been opened up to provide a good-sized comfortable room with bay window to the front, feature fireplace and stairs to the first floor.

An archway leads through to the kitchen which has been fitted with a very attractive gloss grey Mayflower kitchen providing a good array of wall and base units and sink and drainer incorporated into work surface with tiled surrounds. There are also integrated appliances to include a fridge freezer, double oven, induction hob, slimline dishwasher, bin store and corner carousel storage cupboard. There is also a window to the side and access to an inner hallway.

From this inner hallway there is access to the utility area and side access to the garden. A sliding door then leads



through to the dining room which has a sliding door to the garden and a door through to the good-sized wet room which has a cupboard housing the gas fired boiler.

To the first floor there is a landing area with doors through to the bedrooms. Bedroom one has an aspect to the rear overlooking the garden. Bedroom two has an aspect to the front and an archway through to a nursery which also has a window to the front. This room could be reinstated as a third bedroom if so desired. From the landing a short flight of stairs leads up to a further landing area with window to the side, storage cupboard and door to the fitted bathroom.

Outside to the front there is a block paved driveway providing off road parking for two vehicles. To the side of the house a paved pathway leads to gated access to the rear garden which is a good-size with areas of lawn and flower beds.

8. Financials: Each offer must include a detailed financial statement for the seller. This statement should include a balance sheet, income statement, and cash flow statement. It should also include a detailed explanation of the seller's financial history and any significant financial events that have occurred in the last 12 months.

9. Legal: Each offer must include a detailed legal opinion from a qualified attorney. This opinion should cover all aspects of the transaction, including the title, zoning, and any other legal issues that may affect the property.

10. Environmental: Each offer must include a detailed environmental report from a qualified environmental consultant. This report should cover all aspects of the property's environmental history, including any potential environmental liabilities.

11. Survey: Each offer must include a detailed survey of the property. This survey should be conducted by a qualified surveyor and should include a detailed description of the property's boundaries, dimensions, and any other relevant information.

12. Title: Each offer must include a detailed title opinion from a qualified title company. This opinion should cover all aspects of the property's title, including any potential title issues or liens.

13. Due Diligence: Each offer must include a detailed due diligence report from a qualified due diligence consultant. This report should cover all aspects of the property, including its physical condition, financial history, and any other relevant information.

14. Closing: Each offer must include a detailed closing statement from a qualified attorney. This statement should cover all aspects of the closing process, including the timing, the amount of the closing costs, and any other relevant information.

15. Other: Each offer may include other items as specified by the seller, such as a detailed description of the property's features, a detailed description of the property's history, and any other relevant information.

and 200 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Broadsband and mobile coverage: We understand that there is good mobile coverage. The maximum available speeds are 1800 Mbps download and 1000 Mbps upload.

Property Location: demoted.entitled.backfilled.Council Tax Band: B

Lilac Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Services: Mains water, electricity and drainage. Gas fired central heating.

Tenure: Freehold

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GENERAL REMARKS AND STIPULATIONS:

