

Lower Meadow Road

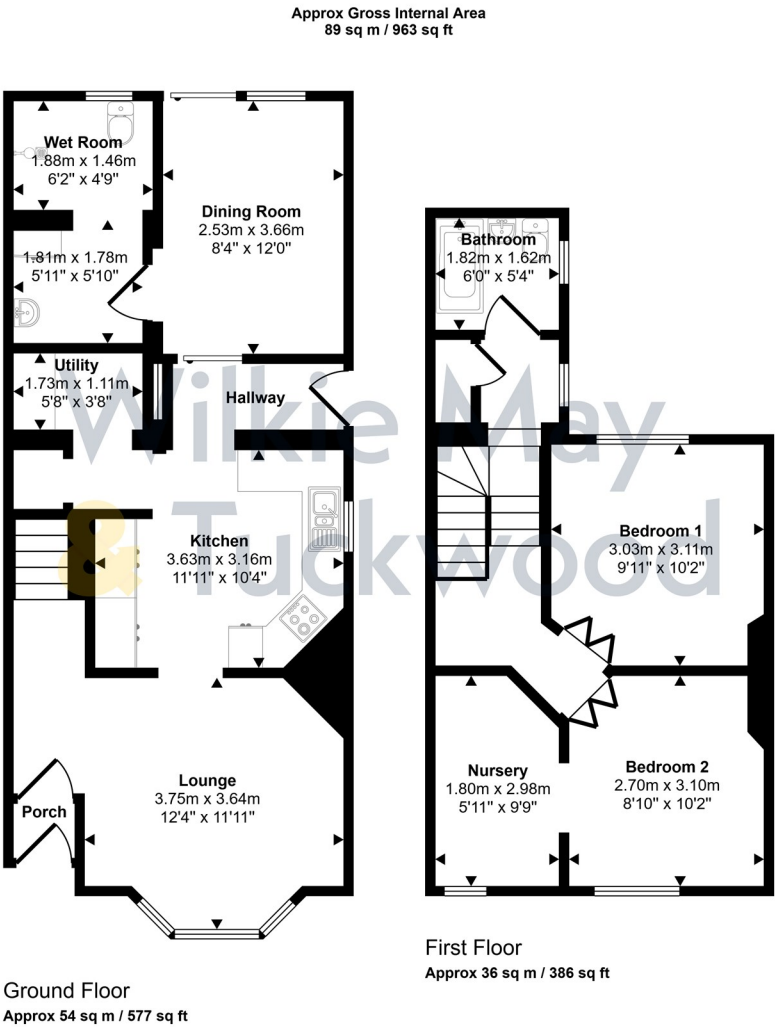
Minehead TA24 6AN

Price £260,000 Freehold



**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.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

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

Property Location: demoted,entitled,backfired Council Tax Band: B

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 200 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on

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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 agent has not tested any apparatus, equipment, fixtures 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.



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