



Wilkie May
& Tuckwood



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The Dell

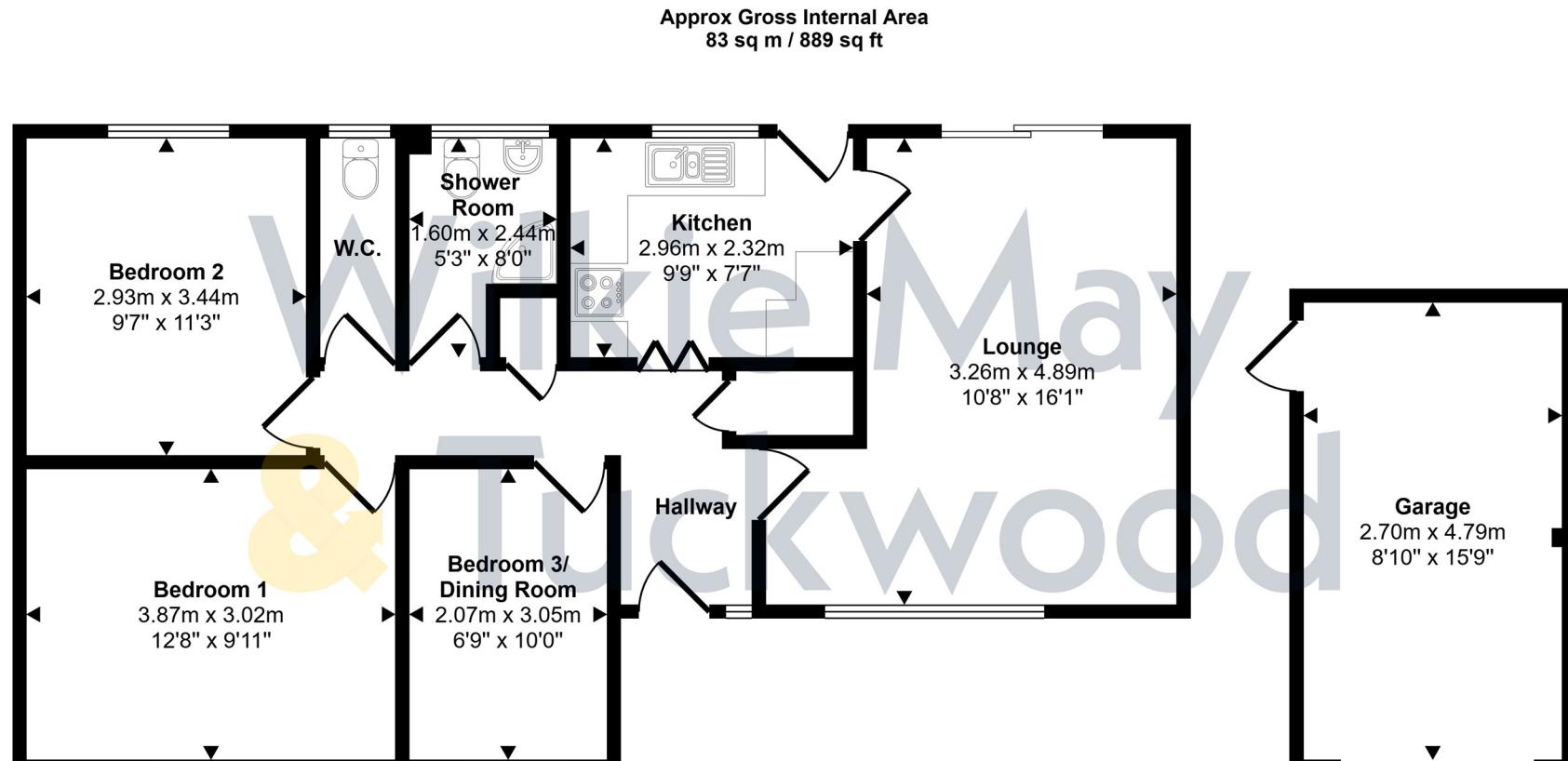
Minehead TA24 5EZ

Price £365,000 Freehold

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Floorplan



Floorplan
Approx 70 sq m / 750 sq ft

Garage
Approx 13 sq m / 140 sq ft

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

Tucked away within a small cul-de-sac of just four properties, is this delightful, three-bedroom detached bungalow enjoying magnificent views over the town towards the coast and surrounding countryside.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a detached garage with off road parking and good-sized garden designed to enjoy the wonderful views.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Cul-de-sac location
- 3 bedrooms
- Detached garage with parking
- Good-sized garden
- Wonderful views



Wilkie May & Tuckwood are delighted to be able to offer this delightful property.

The accommodation comprises in brief: entrance through front door into hallway with two storage cupboards and doors to all rooms.

The lounge is a large L-shaped room with window to the front and sliding doors to the rear leading out to the garden. There is also a door leading into the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for slot-in gas cooker, space and plumbing for washing machine and space for an undercounter fridge. There is also a door out to the hallway, a door to the garden and a window overlooking the garden.

There are also three bedrooms, one currently used as a dining room. Bedrooms one and three have aspects to the front and bedroom two has an aspect to the rear with lovely views over the garden. The shower room is fitted

with a suite comprising corner shower cubicle, pedestal wash hand basin and low level wc. There is also an obscured window to the rear. Alongside the shower room there is an additional wc also with obscured window to the rear.

Outside, the property is approached over a driveway providing off road parking for several vehicles leading to the detached garage which has a personal door to the rear garden. The remainder of the front garden is laid to lawn. The rear garden is a particular feature of this property and is predominantly laid to lawn with inset flower beds and enjoying wonderful views over the town towards the Bristol Channel and the surrounding hills. There is also a summerhouse positioned to take full advantage of the views and a shed.

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 validity of the seller's title, the enforceability of the purchase agreement, and the legality of any other documents or agreements.

10. Other: Each offer must include a detailed description of any other information or documentation that the seller requires to complete the transaction. This may include any necessary permits, licenses, or other legal documents.

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broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and

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

services: Mains water, mains drainage and gas fired central heating.

Tenure: Freehold

GENERAL REMARKS AND STIPULATIONS:

