



King George Road

Minehead TA24 5JD

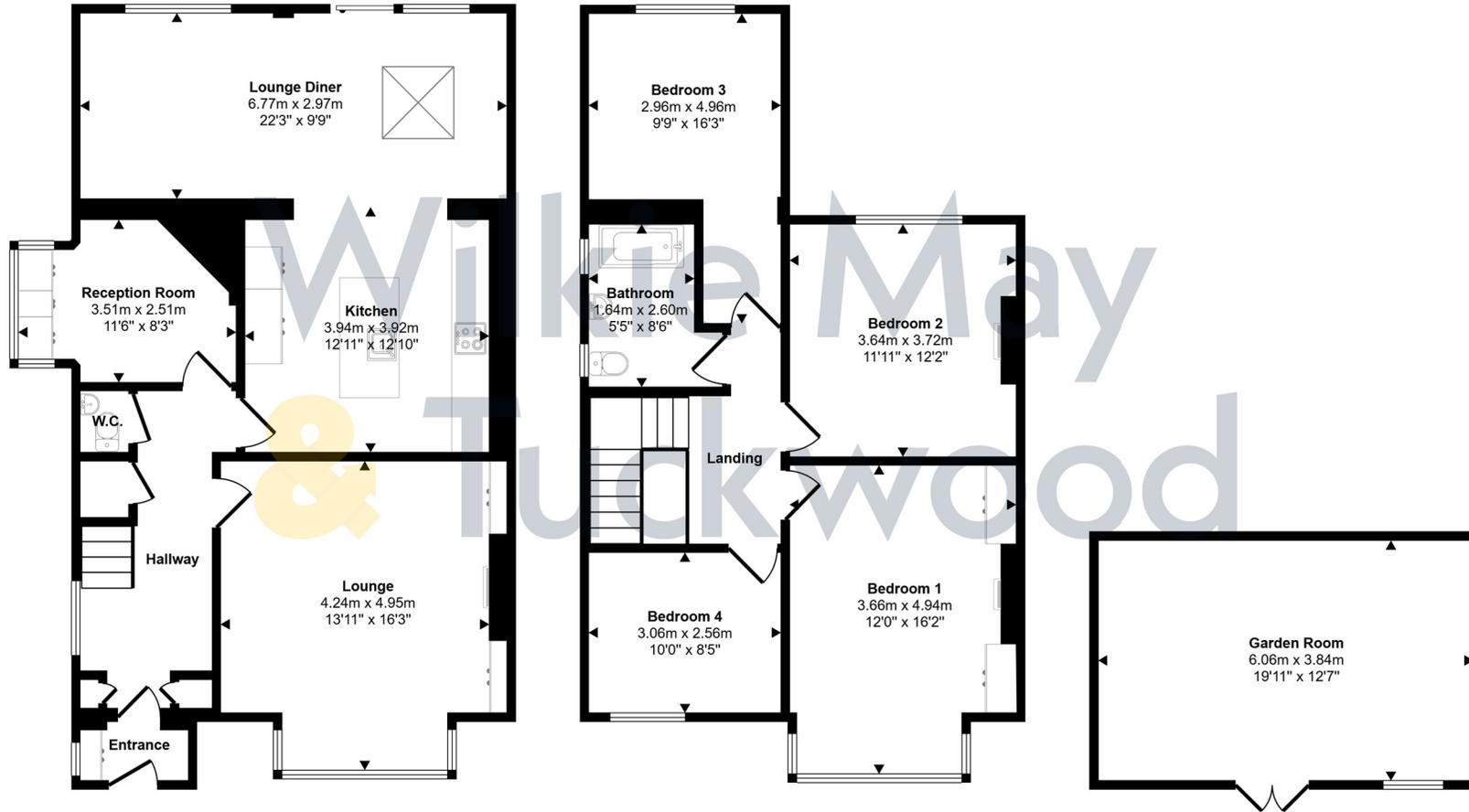
Price £469,950 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
171 sq m / 1839 sq ft



Ground Floor
Approx 82 sq m / 878 sq ft

First Floor
Approx 66 sq m / 710 sq ft

Outbuilding
Approx 23 sq m / 251 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

A beautifully presented and fully updated four-bedroom family home situated conveniently for the shops, schools and other amenities available in Alcombe.

Of cavity wall construction under a pitched roof, this lovely property enjoys gas fired central heating and double glazing throughout, a large modern kitchen diner, a separate lounge, a modern bathroom, off road parking to the front and a very attractive level garden to the rear with large garden room.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Beautifully presented throughout
- Two reception rooms and four bedrooms
- Modern kitchen and bathroom
- Off road parking and delightful garden
- Within easy reach of local amenities



The accommodation comprises in brief: entrance through front door into a porch with window to the side and door through to the hallway. From the hallway stairs rise to the first floor with understairs cupboard, two further storage cupboards, a fitted cloakroom and doors to the ground floor accommodation.

The lounge is a good-sized room to the front of the property with bay window and feature fireplace with inset wood burning stove.

To the rear of the property there is a large lounge diner with a cosy seating area and the dining area with two windows overlooking the garden and sliding door opening out to a patio area. The kitchen area is fitted with a modern range of wall and base units, an island unit incorporating a sink and drainer and breakfast bar and integrated appliances to include an eye level double oven, hob with extractor hood over and fridge freezer.



There is also a further reception room fitted with a range of storage cupboards.

To the first floor there is a landing area with doors to the bedrooms and bathroom. The master bedroom and fourth bedrooms have aspects to the front whilst the second and third bedrooms look to the rear. The bathroom is fitted with a modern suite.

Outside to the front there is off road parking for several vehicles with gated access to the rear garden. The rear garden is level and of a good size predominantly laid to lawn with a lovely patio area immediately outside the dining area, a raised al-fresco dining area and a large garden room.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

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

Property Location: ///takeover.alleyway,erupt Council Tax Band: D

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 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 <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

IMPORTANT NOTICE Wilkie 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 purchaser and do not constitute part of an offer or contract. Prospective 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 warranty whatever in relation to this property on behalf of Wilkie 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 27th March 2026. 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.

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 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 misses) 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 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. 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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