



Hopcott Close

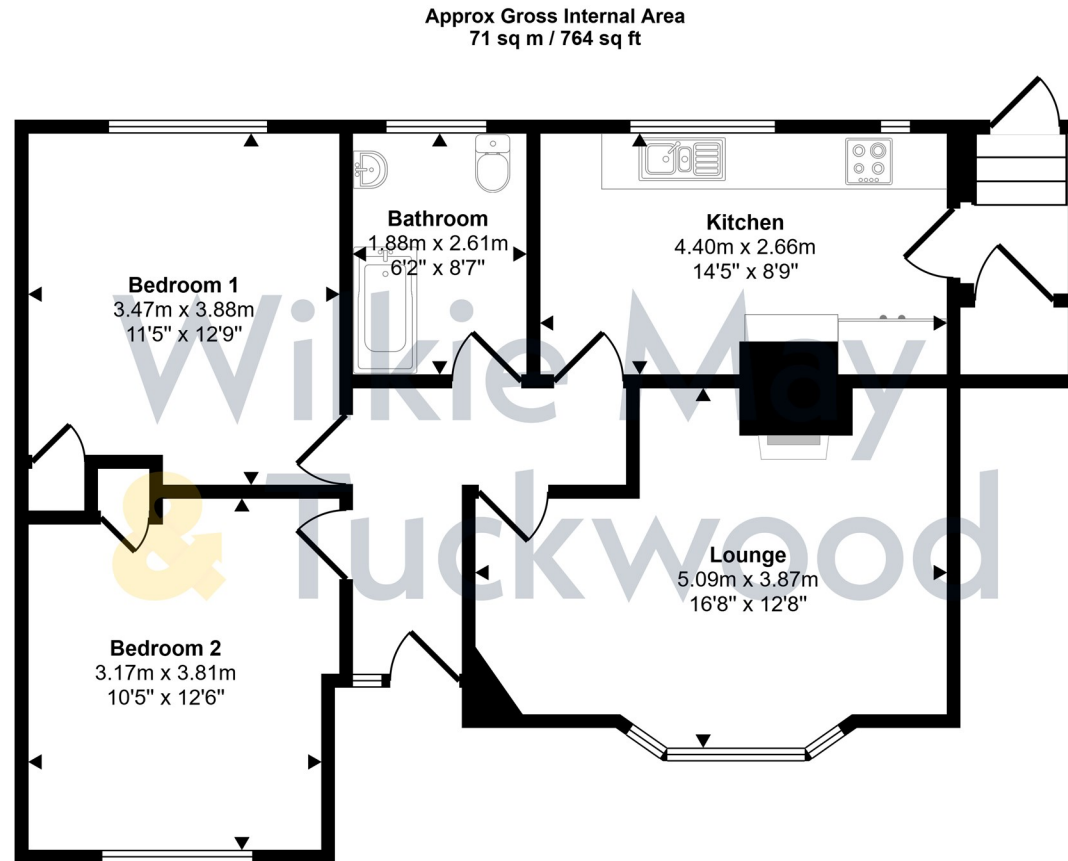
Minehead TA24 5HB

Price £350,000 Freehold

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Wilkie May
& Tuckwood

Floorplan



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

TWO-BEDROOM DETACHED BUNGALOW – with gardens, garage and parking which has been beautifully updated by the current owners including a new boiler and a complete re-wire.

- Fully updated by the current owners
- Beautifully presented throughout
- Modern kitchen and bathroom
- Garage with off road parking
- Delightful, low maintenance gardens



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 very attractive low maintenance gardens.

The accommodation comprises in brief: entrance through front door into the hallway with wood effect flooring, storage cupboard and newly fitted wooden doors to all rooms.

The lounge is a very attractive room to the front of the property with bay window, wood effect flooring and fireplace with inset wood burning stove and alcoves on either side with shelving and cupboard storage.

To the rear, there is a good-sized kitchen fitted with a modern, comprehensive range of French blue wall and base units, sink and drainer incorporated into work surface with tiled surrounds, two windows overlooking the rear garden and tiled flooring. There is also an integrated oven with hob and extractor hood over, integrated dishwasher, space for a tall fridge freezer and space with plumbing for a washing machine.

From the kitchen, a door opens to a side hallway with storage cupboard housing the gas fired boiler, window to



the side and steps down to a door opening to the rear garden.

There are also two, beautifully decorated double bedrooms, one with an aspect to the front and the other to the rear, both with storage space.

The bathroom has fully tiled walls and floor and has been fitted with a modern suite comprising a bath with shower over and glass shower screen, low level wc and wash hand basin fitted into a vanity unit. There is also an obscured window to the rear.

Outside, the property is approached from Hopcott Close over a pathway leading to the front door with low maintenance walled front garden. Around to the side of the property there is a driveway providing access to the detached garage with newly fitted 3/4 door which has a wooden gate alongside providing access to the rear garden. Immediately through this wooden gateway and also accessed from the side hallway, there is a very private area of courtyard garden providing a lovely place to sit which is screened off from the rest of the garden. The remaining garden is hard landscaped interspersed with flower beds and a palm tree and a further decked seating area.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: [///genius.slogans.overused](#) Council Tax Band: D

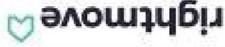
Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** High risk **Reservoirs:** 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/>

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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 1998. 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 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 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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