

Coast & Country

— PROPERTIES BY —
Wilkie May & Tuckwood



RINGMEAD

Whitegate Road, Minehead TA24 5SS



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Coming to the market for the first time in 42 years, this is a spacious four reception room, five double bedroom detached house situated within a sought-after residential area of Minehead.

The property retains many original features to include wooden skirting and picture rails throughout, oak wooden floor in the entrance hall and breakfast room and original doors into all rooms. Benefits also include double glazed windows to the majority of the windows, gas fired central heating throughout, an array of solar panels on the roof to supplement the electric costs together with a battery storage system, a utility room, cloakroom, shower room and bathroom on the first floor, an integrated garage, extensive off road parking, lovely gardens to the front and rear and pleasant views from the front of the property towards North Hill and the coast.



ACCOMMODATION



The accommodation comprises in brief: Entrance through front door into Lobby area with door through to the Entrance Hall which is an attractive area with stairs to the first floor, storage cupboard and understairs storage, window into the Sitting Room and doors into the Dining Room, Kitchen and,

Sitting Room - very attractive, double aspect room with bay window to the rear, window to the side and beautiful Minster fireplace with open fire. A glazed door leads into the,

Sun Room - which is glazed on three sides affording lovely views over the garden, French door opening to the garden, tiled floor and door to,

Dining Room - large, double aspect room with two windows to the front and single glazed window to the side.

Kitchen/Breakfast Room - lovely, double aspect room with kitchen area fitted with a range of wall and base units, inset twin stainless steel sink and drainer incorporated into work surface with tiled surrounds, integrated electric double oven and fridge freezer, space for microwave, space and plumbing for dishwasher, tiled floor in the kitchen area, wooden floor in the Breakfast Room area and walk-in pantry housing the solar storage battery. A door leads through to the,

Utility Room - with window and door to the rear, built-in unit with inset stainless steel sink and drainer, space for tall fridge freezer, plumbing and space for washing machine, heated towel rail, space for tumble dryer, tiled floor, door to Garage and door to,

Cloakroom - low level WC, vanity unit wash hand basin and obscured window to the rear.

First Floor Landing - with access to roof space, airing cupboard housing hot water tank, window to the front with lovely views and doors to the Bedrooms, Bathroom and Shower Room.

Bedroom - double aspect room with windows to the rear and side and vanity unit wash hand basin.

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Bedroom - window to the front with views to North Hill and the coast.

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Bathroom - suite comprising panel enclosed bath with Mira shower over, pedestal wash hand basin, low level WC, heated towel rail and obscured window to the side.

Shower Room - shower cubicle with mains shower over, low level WC, vanity unit wash hand basin, heated towel rail and obscured window to the front.



OUTSIDE

The property is approached from Whitegate Road over a driveway providing for off road parking leading to the garage. The remainder of the front garden is laid to lawn with flower and shrub borders. The rear garden is a particular feature of the property with a large patio area immediately outside the sun room and stretching the entire width of the house with steps leading up to the remainder of the garden which is predominantly laid to lawn with flower and shrub borders, a vegetable plot and an attractive sunken seating area with pond. Other features include greenhouse, and several sheds with power, a raised gazebo area with wonderful views towards the North Hill and the sea.





SITUATION

Nestled between the slopes of Exmoor and the sea, Minehead is a popular and beloved coastal resort located in West Somerset. The town boasts a wide range of attractions, making it a desirable destination for both locals and tourists alike. Visitors can enjoy the beautiful beach, promenade, and harbour, as well as the stunning gardens and colourful, tree-lined avenue with a variety of shops and services. The area is dominated by the wooded slopes of North Hill, adding to the charm of the surroundings. Minehead is widely renowned for its exceptional natural beauty, and visitors can take advantage of the superb walking opportunities over the moorland, through the woodlands, and along the coast. With so much to offer, it's no wonder that Minehead is one of West Somerset's most treasured coastal towns.

DIRECTIONS

From our office in Wellington Square, proceed up Friday Street going past the school on the right hand side. Take the right hand turn into Whitegate Road and at the top turn right where the property will be found on the left hand side.



ACCOMMODATION

Entrance Hall

Sitting Room 24'9" (7.55m) x 16' (4.88m)

Sun Room 23'6" (7.17m) max. x 14'9" (4.50m) max.

Dining Room 21'10" (6.66m) x 14'2" (4.33m)

Kitchen 16' (4.88m) x 11' (3.35m)

Breakfast Room 11' (3.35m) x 11' (3.35m)

Utility Room 14'11" (4.55m) x 9'4" (2.85m)

First Floor Landing

Bedroom 16' (4.88m) x 11' (3.35m)

Bedroom 13' (3.96m) x 12'1" (3.68m)

Bedroom 12'1" (3.68m) x 8'11" (2.72m)

Bedroom 11' (3.35m) x 11' (3.35m)

Bedroom 11' (3.35m) x 11' (3.35m)

Bathroom

Shower Room

Garage 18'3" (5.55m) x 15'7" (4.75m)

(All measurements are approximate)

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

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

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

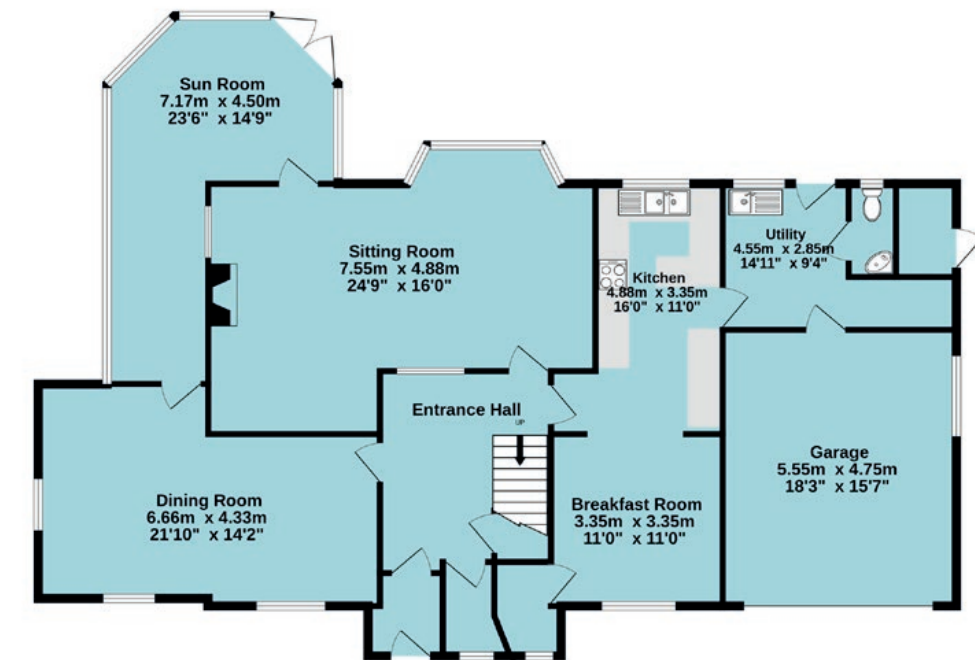
Council Tax Band: G

ENERGY EFFICIENCY RATING

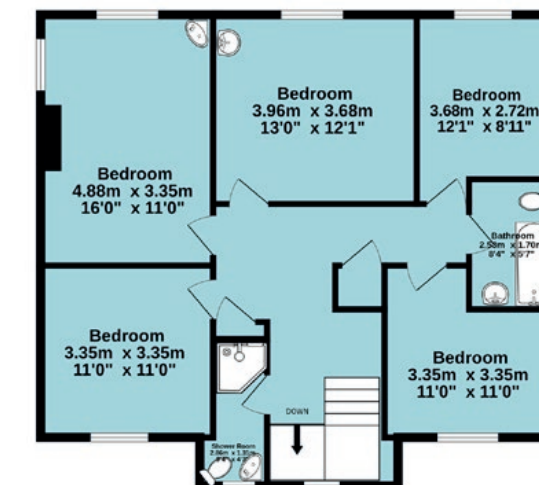
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		70	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOOR PLAN

Ground Floor
163.0 sq.m. (1755 sq.ft.) approx.



1st Floor
90.0 sq.m. (969 sq.ft.) approx.



TOTAL FLOOR AREA : 253.0 sq.m. (2723 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GUIDE PRICE: £775,000



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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. 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 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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Tel: 01643 704400

6 Wellington Square, Minehead, TA24 5NH