

Coast & Country

— PROPERTIES BY —
Wilkie May & Tuckwood



GREENSLEEVES

3 Glebe Crescent, Minehead, Somerset TA24 5SN



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A spacious and very attractive four double bedroom detached property situated on the sought-after North Hill area of Minehead enjoying spectacular views over the town to the coast and surrounding countryside.

Other benefits include gas fired central heating and double glazing throughout, a cloakroom, utility room, en-suite to one of the bedrooms, a double garage with off road parking and well-maintained surrounding gardens.



ACCOMMODATION



The spacious accommodation comprises in brief: from the driveway, steps lead up to the front door with windows on either side opening into a Porch with door, again with windows on either side opening into the:

Hallway - with stairs leading up to a half landing with understairs cupboard and doors to:

Cloakroom - with suite comprising WC and wash hand basin. There is also a window to the rear.

Bedroom - lovely room with bay window to the front enjoying wonderful coastal and countryside views and door to:

En-Suite Bathroom - fitted four-piece suite and window to the rear.

Half Landing - with storage cupboard, stairs to the first floor and doors to:

Sitting Room - attractive, triple aspect room with windows on either side and two windows to the front either side of a feature brick wall and fireplace.

Kitchen/Dining Room - large, triple aspect room with windows on either side and sliding doors to the garden. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into granite work surface with upstand, integrated double oven with hob and extractor hood over

and integrated appliances to include undercounter fridge and dishwasher. The kitchen area has a tiled floor and the dining area has an attractive parquet flooring.

Utility Room - fitted with a range of wall and base units, sink and drainer incorporated into work surface. There is also a window to the side and door to the garden.

First Floor Landing - with storage cupboard, stairs to the fourth bedroom and doors to:

Bedroom - with two windows to the front affording glorious coastal and countryside views and two velux windows.

Bedroom - with window to the rear and two velux windows.

Bathroom - suite comprising bath with shower over, pedestal wash hand basin and WC. There are also two velux windows.

Bedroom - three velux windows and door through to a good-sized storage area also with a velux window.



OUTSIDE

The property is approached over a driveway providing for off road parking leading to the integrated Double Garage. The gardens are a particular feature of the property and have been landscaped to provide areas laid to lawn with wonderful views over the property towards the coast and two patio areas, both enjoying a good degree of privacy and lovely views.





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, treelined 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

What3Words: ///undivided.snapped.branch



ACCOMMODATION

Porch

Hallway

Cloakroom

Bedroom 16'8" (5.07m) x 11'9" (3.58m)

En-Suite 11'4" (3.45m) x 5'11" (1.80m)

Half Landing

Sitting Room 19'8" (6.00m) x 15'1" (4.59m)

Kitchen/Dining Room 19'8" (6.00m) x 12' (3.66m)

Utility Room 9'9" (2.97m) x 8'9" (2.66m)

First Floor Landing

Bedroom 13'7" (4.15m) x 11'10" (3.60m)

Bedroom 12' (3.66m) x 11'10" (3.60m)

Bathroom 9'9" (2.96m) x 5'9" (1.76m)

Bedroom 11'10" (3.60m) x 11'7" (3.54m)

Garage 17'6" (5.32m) x 16'9" (5.11m)

(All measurements are approximate)

GENERAL REMARKS AND STIPULATION

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

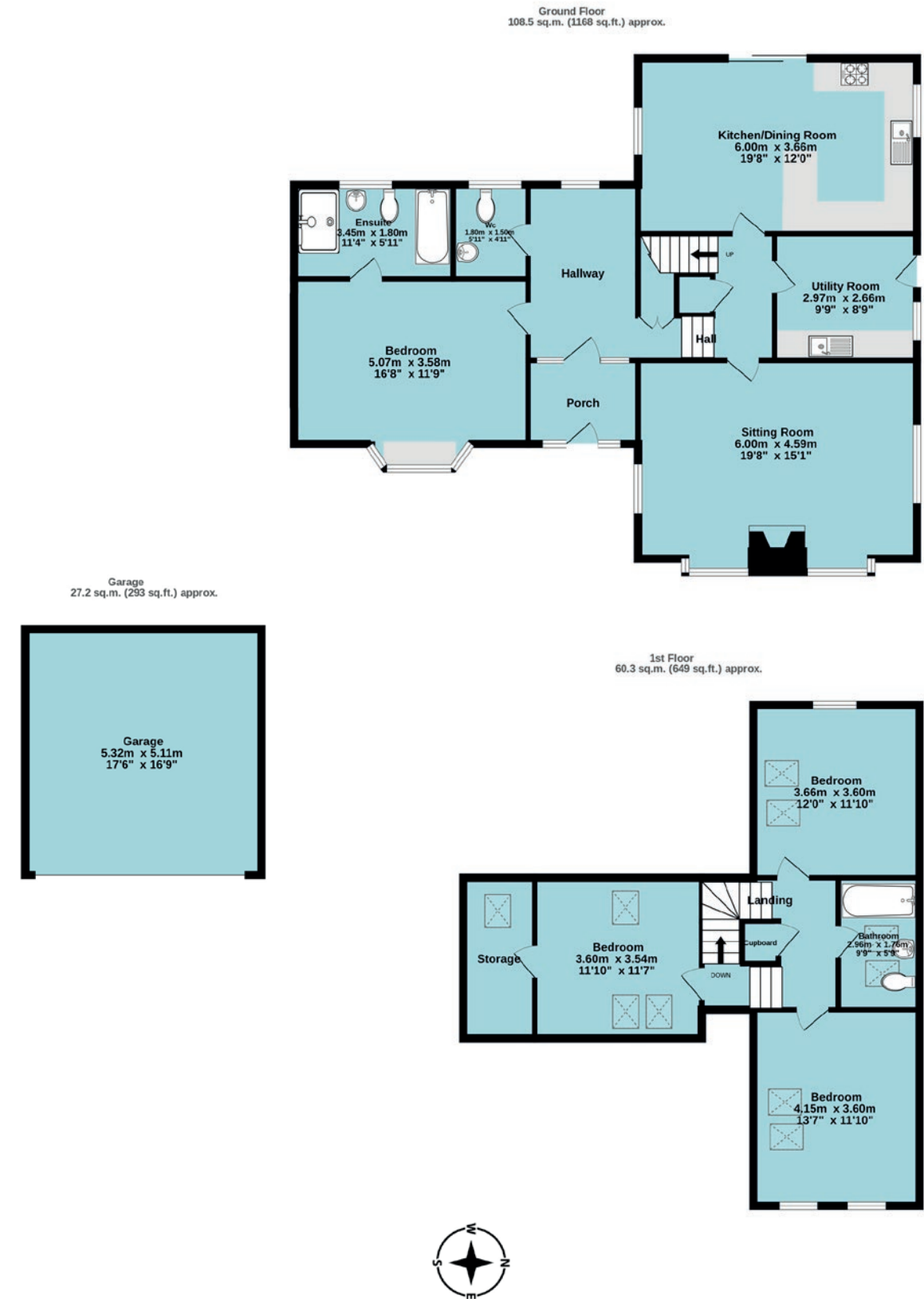
Services: Mains water, electricity and drainage are connected. Gas fired central heating.

Council Tax Band: F

ENERGY EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(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



TOTAL FLOOR AREA : 196.1 sq.m. (2110 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: £695,000



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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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