



The Homestead

Minehead, TA24 6TW

Price: £499,950 Freehold



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EPC

**Wilkie May
& Tuckwood**

Floor Plan

ACCOMMODATION *[All measurements are approximate],*

ENTRANCE HALL,

CLOAKROOM,

LIVING ROOM 19'3" (5.86m) x 17'9" (5.41m)

KITCHEN/DINING ROOM 17'9" (5.42m) x 15'10" (4.83m)

UTILITY ROOM 8'2" (2.48m) x 6'4" (1.93m)

FIRST FLOOR LANDING,

BEDROOM ONE 16'9" (5.10m) x 14'7" (4.44m) max. 12'8" (3.86m) min.

WALK-IN CLOSET 10'6" (3.20m) x 8'2" (2.48m)

EN-SUITE 10'6" (3.20m) x 6'8" (2.03m)

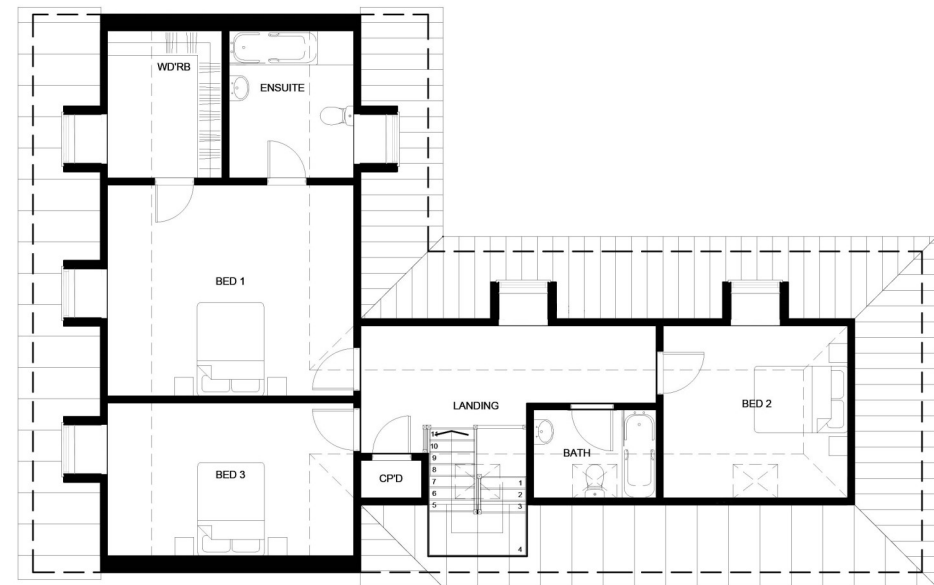
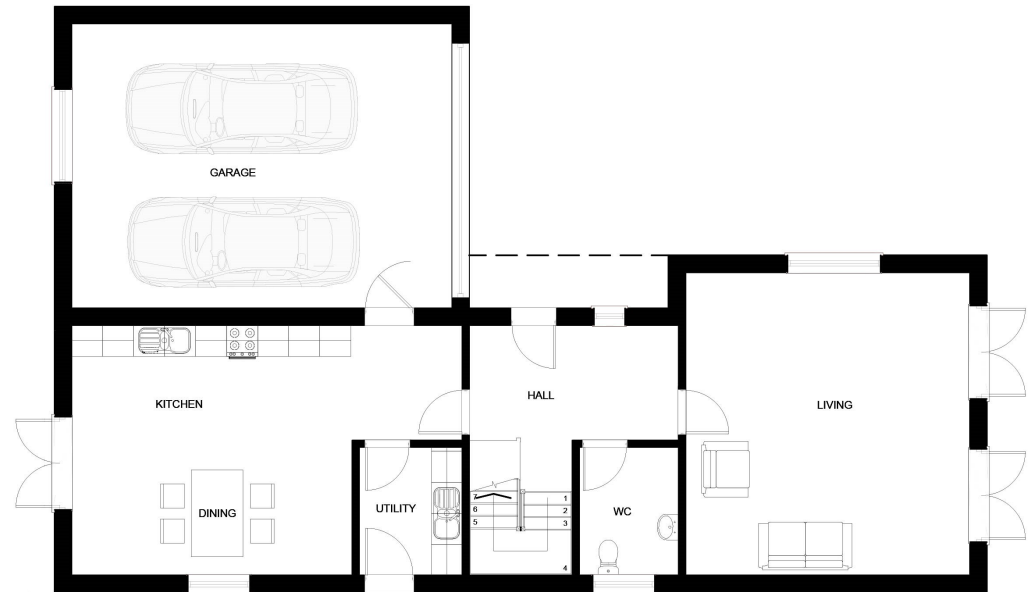
BEDROOM TWO 14'9" (4.49m) x 14'6" (4.41m)

BEDROOM THREE 16'10" (5.13m) x 11'4" (3.45m) max. 9'4" (2.84m) min.

BATHROOM 7'1" (2.15m) x 6'8" (2.03m)

Some first floor rooms have restricted head height

GARAGE



Description

A three double bedroom detached chalet bungalow built to a high standard by respected local firm, Acorn Developments (SW) Limited with quality fixtures and fittings throughout.

The property benefits from gas fired central heating and double glazing throughout, under floor heating to the ground floor, a cloakroom, utility room, walk-in closet and ensuite to the master bedroom, an integral double garage, off road parking and garden.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Detached
- 3 bedrooms
- Garage and parking
- Level garden
- High specifications



Wilkie May & Tuckwood are delighted to be able to offer this modern, three-bedroom property situated on the outskirts of Minehead.

The accommodation comprises a good-sized entrance hall with stairs to the first floor and doors to the cloakroom, living room and kitchen. The living room is a lovely, large room with two sets of French doors leading out to the garden. The kitchen is another large room fitted with appliances to include a fridge/freezer, washing machine, dishwasher, mid-level oven with microwave and an island unit with integrated hob with extractor hood over. There is also a door to the fitted utility room and door into the garage.

To the first floor there is a large landing area with storage cupboard. All three bedrooms are of a good size with the master suite having a

walk-in closet and ensuite shower room. There is also a fitted bathroom.

Outside to the front there is a driveway providing for off road parking leading to the double garage and gated side access to the garden. There is also a patio area immediately outside the living room with steps down to a level garden laid to lawn.

Location - Minehead is a coastal town situated near the eastern edge of the Exmoor National Park. The town is known for its traditional seaside resort attractions including a long sandy beach and promenade. The West Somerset Railway, a heritage railway, has its terminus in Minehead, providing a nostalgic steam train experience for tourists. Additionally the town features historic buildings, shops and amenities making it a charming destination for both locals and visitors alike.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

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

Property Location: w3w.co/orange.butchers.reckon

Council Tax Band: E

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 and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending 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

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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.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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