



## Periton Lane

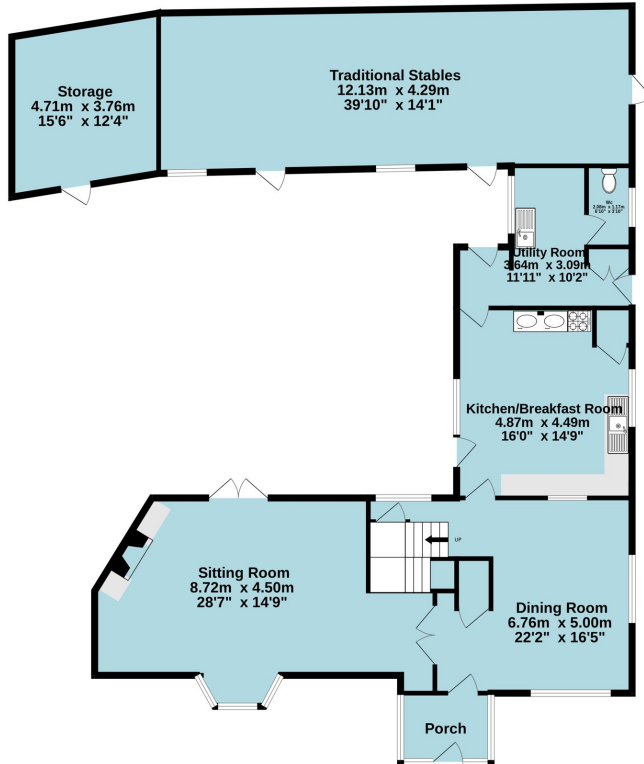
Minehead, TA24 8DZ  
£465,000 Freehold

			
5	2	2	EPC

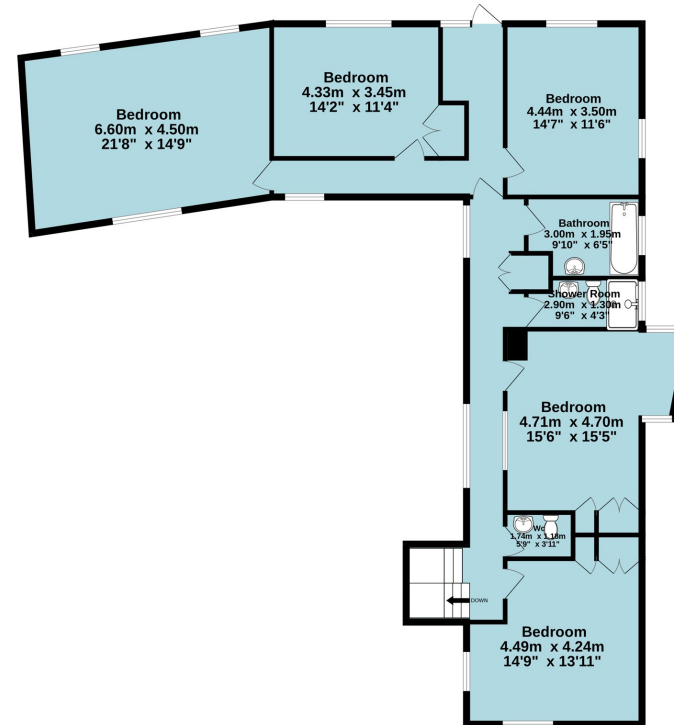
Wilkie May  
& Tuckwood

# Floor Plan

Ground Floor  
168.6 sq.m. (1814 sq.ft.) approx.



1st Floor  
135.9 sq.m. (1463 sq.ft.) approx.



TOTAL FLOOR AREA : 304.4 sq.m. (3277 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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# Description

A spacious two reception room, five bedroom attached house of standard construction under a pitched roof situated within the sought after Periton area of Minehead. The property is in need of modernisation and is offered for sale with NO ONWARD CHAIN.

Benefits include a private courtyard area in addition to a good-sized garden, off road parking for several vehicles, traditional stables, a store room and lovely views from the garden over the surrounding countryside.

- Popular area on the outskirts of Minehead
- 5 bedrooms
- Good-sized garden with views
- Off road parking
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer a most unusual five bedroom house situated within the sought after Periton area on the outskirts of Minehead.

The flexible and quirky accommodation comprises a large sitting room which has French doors opening out to the courtyard garden and a large double aspect dining room with stairs leading to the first floor. The kitchen/breakfast room is another spacious room with an aga and door through to a utility room which in turn has a door to outside.

To the first floor there are five bedrooms, a bathroom, shower room and a separate wc with wash hand basin. Three of the bedrooms have aspects to the rear overlooking the garden.

Outside to the front of the property there is off road parking for several vehicles. The courtyard garden is completely private with the house on three sides and a wall forming the fourth side. Accessed from the courtyard there are traditional stables together with a store room which could be converted into further living accommodation subject to planning permission. The remainder of the garden is accessed from the utility room with lovely views from the top over the house towards the surrounding countryside.



### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty.

**Services:** Mains water, mains electricity, mains drainage and mains gas. Electric room heaters.

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

**Property Location:** ~~///~~argue.pulled.walkway

**Council Tax Band:** F

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

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 January 2024. 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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