





Queens Road

Minehead, TA24 5DZ £450,000 Freehold





Floor Plan

ACCOMMODATION [All measurements are approximate],

ENTRANCE PORCH,

ENTRANCE HALL,

SITTING ROOM 15'9" (4.80m) x 13' (3.96m)

DINING ROOM 12'8" (3.86m) x 12'7" (3.83m)

KITCHEN/BREAKFAST ROOM 21'2" (6.45m) x 12'3" (3.73m)

WC

FIRST FLOOR LANDING,

BEDROOM ONE 13' (3.96m) x 12'8" (3.86m)

BEDROOM TWO 12'8" (3.86m) x 12'8" (3.86m)

BEDROOM THREE 12'5" (3.78m) x 9' (2.74m)

BEDROOM FOUR 10' (3.04m) x 9'7" (2.92m)

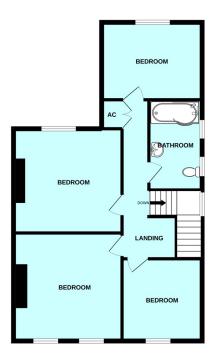
BATHROOM

SHED 20' (6.09m) x 8' (2.43m)

GROUND FLOOR

1ST FLOOR





ade with Metropix ©2022



Description

A substantial four bedroom semidetached family home situated in a popular residential area of Minehead within easy walking distance of town centre amenities and the recreation ground. Although benefiting from the modern conveniences of gas fired central heating and double glazing, the property does retain many original features to include fire places and picture rails. Other benefits include two reception rooms, a cloakroom, an attractive garden with a range of outbuildings, off road parking and the potential to create a garage at the rear of the property subject to planning permission.

- 2 reception rooms
- 4 bedrooms
- Off road parking
- Close to town centre amenities
- Retains many original features



THE ACCOMMODATION COMPRISES IN BRIEF: entrance into Porch then through to the HALL with stairs to the first floor and door to CLOAKROOM.

SITTING ROOM: bay window to the front and fire place with inset living flame gas fire.

DINING ROOM: French doors leading to the rear garden and fire place with living flame gas fire.

KITCHEN/BREAKFAST ROOM: lovely large room with fitted kitchen and integrated appliances to include dishwasher, washing machine, tumble dryer and fridge freezer. There is also space for a range cooker and a breakfast bar together with windows to the rear and side and door to the garden.

BEDROOMS 1 and 4: have aspects to the front

with lovely views.

BEDROOMS 2 and 3: have aspects to the rear.

BATHROOM: with fitted suite.

OUTSIDE: the property is approached over a driveway providing for off road parking with the remainder of the front garden laid to lawn with flower borders. To the side of the property there is gated access to the rear garden which has an Indian sandstone patio immediately outside with the remainder laid to lawn. There is also a large shed, a useful range of outbuildings, a gardener's wc and covered storage areas. There is also a pedestrian gate leading to a rear service lane which has vehicular access with the potential for a garage (stpp).









GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion. **Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.

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

Property Location: w3w.co/trump. sweeter.twin

Council Tax Band: E

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'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.

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