



## Greenway

Minehead, TA24 8BA  
£370,000 Freehold



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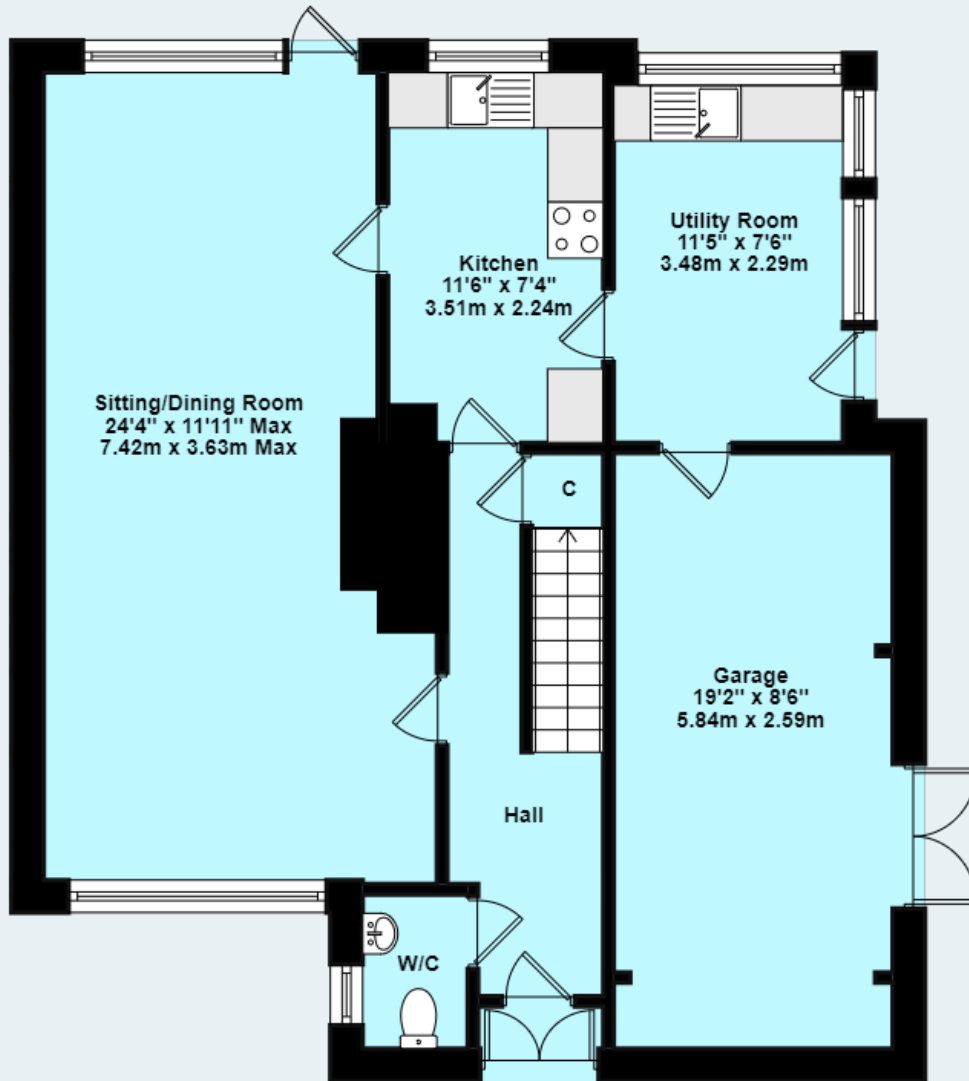
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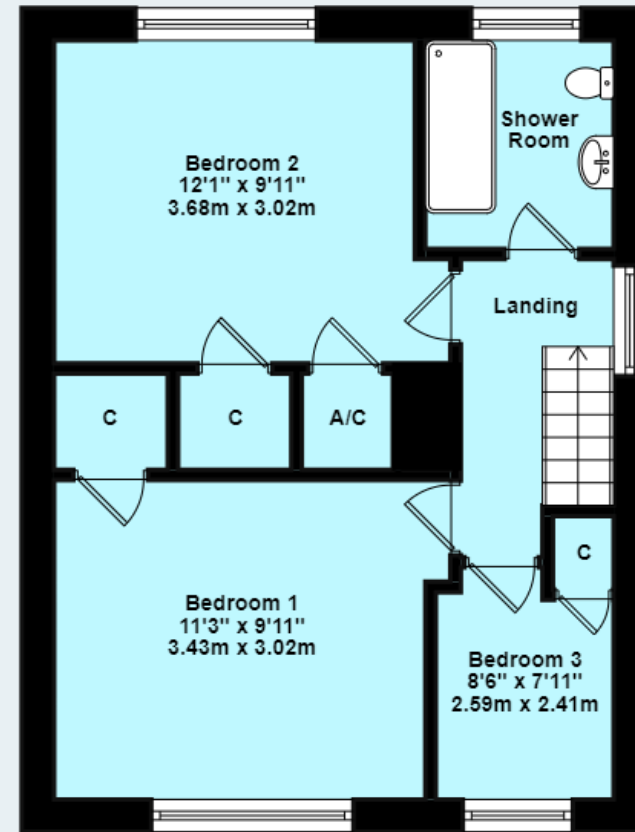
Wilkie May  
& Tuckwood

# Floor Plan

Ground Floor



First Floor





# Description

An attractive three-bedroom detached house with garage, off road parking and lovely views of the surrounding countryside and the Bristol Channel situated in an elevated position on the outskirts of Minehead.

Other benefits include gas fired central heating and double glazing throughout together with a cloakroom and utility room.

Internal viewing is highly recommended to appreciate the accommodation offered.

- 3 bedrooms
- Garage and parking
- Good-sized garden
- Lovely views
- Cloakroom and utility



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into PORCH with door into the HALL with stairs to the first floor and understairs cupboard.

DOWNSTAIRS WC: with window to the side

SITTING/ DINING ROOM: large double aspect room with windows to the front and rear and door leading to the garden. There are also three radiators and a feature fireplace with inset gas fire.

KITCHEN: fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for cooker, gas fired boiler, window to the rear and door to,

UTILITY ROOM: windows to the rear and side and door to the garden. There are also fitted base units, space and plumbing for a washing machine, space for a fridge freezer and door to

the garage.

FIRST FLOOR LANDING: window to the side.

BEDROOMS: two with aspects to the front and one to the rear which has lovely views over the surrounding countryside. All three have built-in wardrobes.

SHOWER ROOM: modern fitted suite.

OUTSIDE: to the front there is a driveway providing for off road parking leading to the GARAGE which has an electric roller door, double doors to the side, light and power. To the side there is a pedestrian gate giving access to the rear garden which is predominantly laid to lawn with flower and shrub borders and a decked area with electric awning designed to take advantage of the lovely views.



### 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 and gas fired central heating.

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

**Property Location:** [///captions.rewriting.fuels](http://captions.rewriting.fuels) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is limited mobile coverage. The maximum available broadband speeds are 40 Mbps download and 7 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk: Surface Water:** Low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk> **Planning:** Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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 November 2023.. 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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