



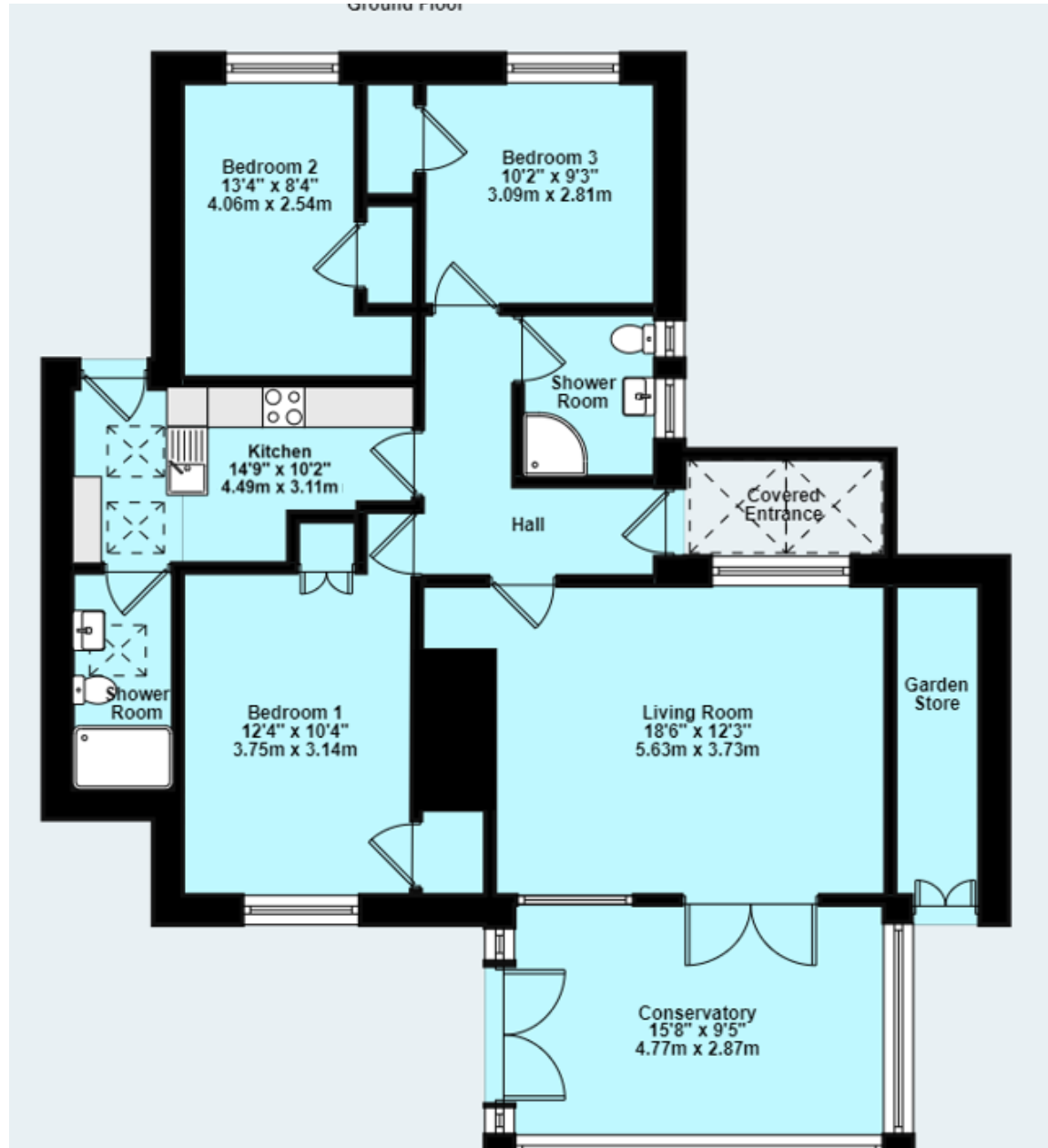
## Higher Park

Minehead, TA24 8AP  
£325,000 Freehold

			
3	1	2	C EPC

**Wilkie May  
& Tuckwood**

# Floor Plan





# Description

A beautifully presented, completely refurbished, three bedroom detached Bungalow situated within a popular residential area of Minehead.

The property benefits from gas fired central heating and double glazing throughout, a conservatory, two shower rooms, a workshop, garden store, a garage located within a block close by and delightful garden.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Quiet, tucked away position
- 3 Bedrooms
- Modern Kitchen and Shower Rooms
- Conservatory and lovely garden
- Garage in block close by



THE ACCOMMODATION COMPRISES IN BRIEF: access through attractive oak beamed ENTRANCE PORCH and door into HALLWAY with wall mounted consumer unit, access to roof space and laminate flooring.

LIVING ROOM: double aspect room with windows to the front and rear, French door leading to the Conservatory, feature fireplace with attractive ash surround inset with a wood burning stove, laminate flooring and fitted cupboard and shelving.

CONSERVATORY: utilised as a dining room with French door to the garden, windows, tiled floor and wall mounted electric heater.

KITCHEN: modern fitted kitchen, inset composite sink unit, space for gas cooker with extractor hood over, space and plumbing for washing machine and dishwasher, space for tumble

dryer and space for tall fridge freezer. There is also a door to the front, two velux windows and door to,

SHOWER ROOM: modern fitted shower room with velux window.

BEDROOMS: all three bedrooms have built-in wardrobes, two with windows to the front and one to the rear.

SHOWER ROOM: modern fitted shower room with fitted storage and two windows to the side.

OUTSIDE: to the rear there is an attractive garden predominantly laid to lawn. There is also a WORKSHOP with power and light and a GARDEN ROOM with power and light together with a covered hot tub and small GARDEN STORE. The GARAGE is located in a block close by.





### 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:** [///answer.coasters.frost](http://answer.coasters.frost) **Council Tax Band:** C

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 220 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 September 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.



**Tel: 01643 704400**

6 Wellington Square, Minehead, Somerset, TA24 5NH

