



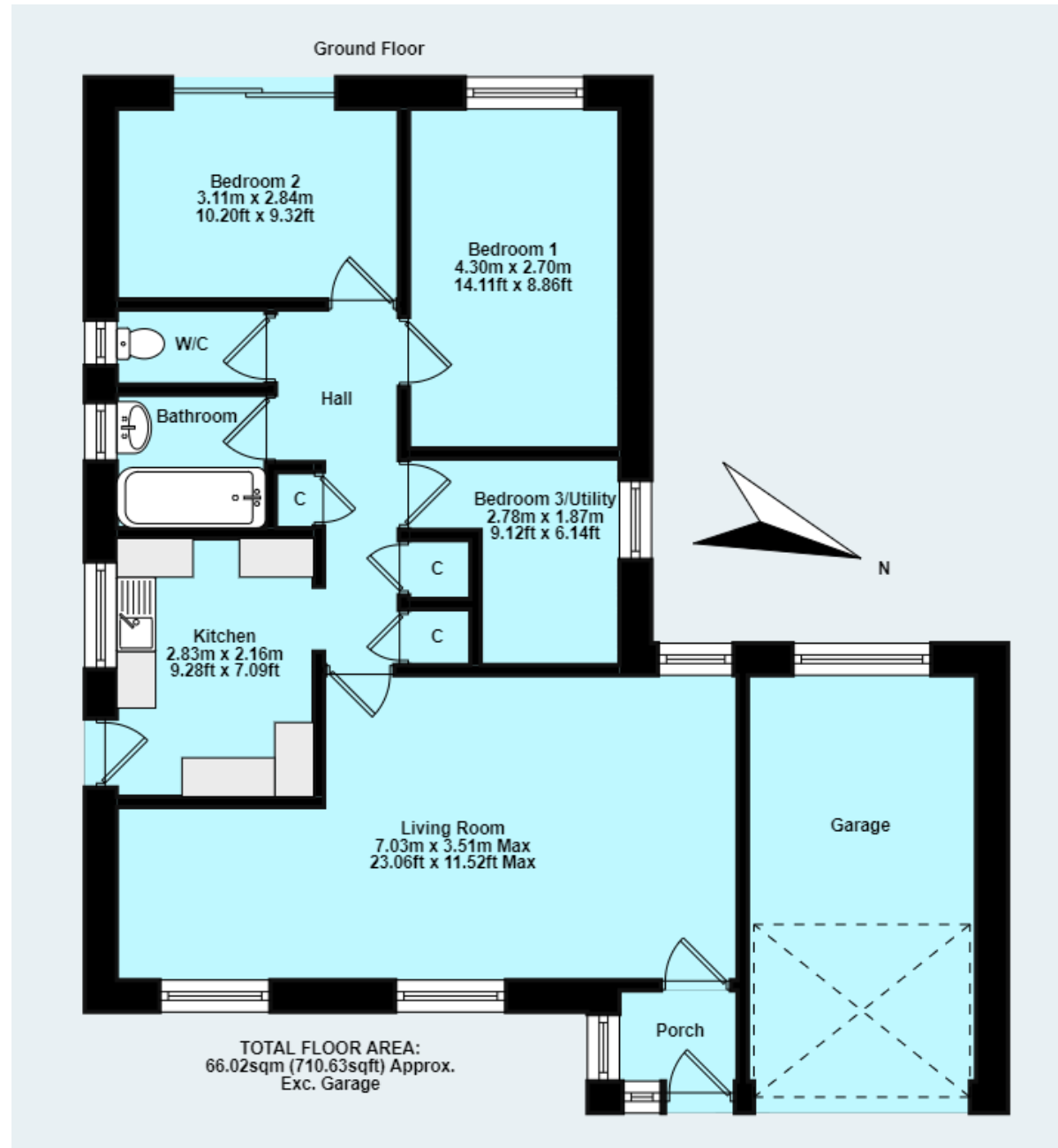
Paganel Rise

Minehead, TA24 5HG
£280,000 Freehold



Wilkie May
& Tuckwood

Floor Plan



Description

A two/three-bedroom detached Bungalow situated within a popular residential area of Minehead and offered for sale with NO ONWARD CHAIN.

Although in need of general modernisation, the property benefits from gas fired central heating and double glazing throughout together with an integral garage with off road parking for several vehicles.

Other benefits include gardens to the front and rear and pleasant views from the rear towards North Hill.

- Cul-de-sac location
- 3 Bedrooms
- Garage with off road parking
- In need of general modernisation
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into PORCH with door to,

LIVING/ DINING ROOM: good-sized double aspect room with door to,

HALLWAY: which has three storage cupboards and loft access.

KITCHEN: fitted with a range of wall and base units, sink and drainer incorporated into work surface, space for cooker, space and plumbing for washing machine and space for fridge freezer. There is also a door to the garden.

BEDROOM 3/UTILITY: which has an aspect to the side, fitted wall and base units and houses the Worcester gas fired boiler.

BEDROOM 1: fitted wardrobes and a window to

the rear with lovely views towards North Hill.

BEDROOM 2: fitted wardrobes and sliding door to the rear garden.

BATHROOM: fitted suite comprising paneled bath with shower over and wash hand basin.

SEPARATE WC

OUTSIDE: to the front, the property is approached over a driveway providing for off road parking leading to the GARAGE. The remainder of the front garden is laid to lawn with a large palm tree and side access to the rear garden. Immediately to the rear of the property there is a small patio area with a larger lawned area, two fruit trees, a circular patio area, a greenhouse and timber shed. There are also lovely views towards North Hill.



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: [///chew.majority.encrypted](http://chew.majority.encrypted)

Council Tax Band: D

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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH

