



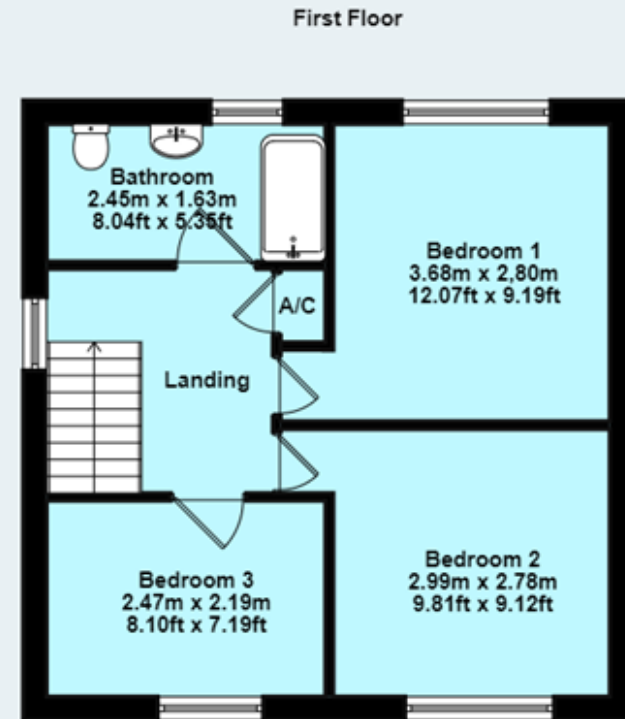
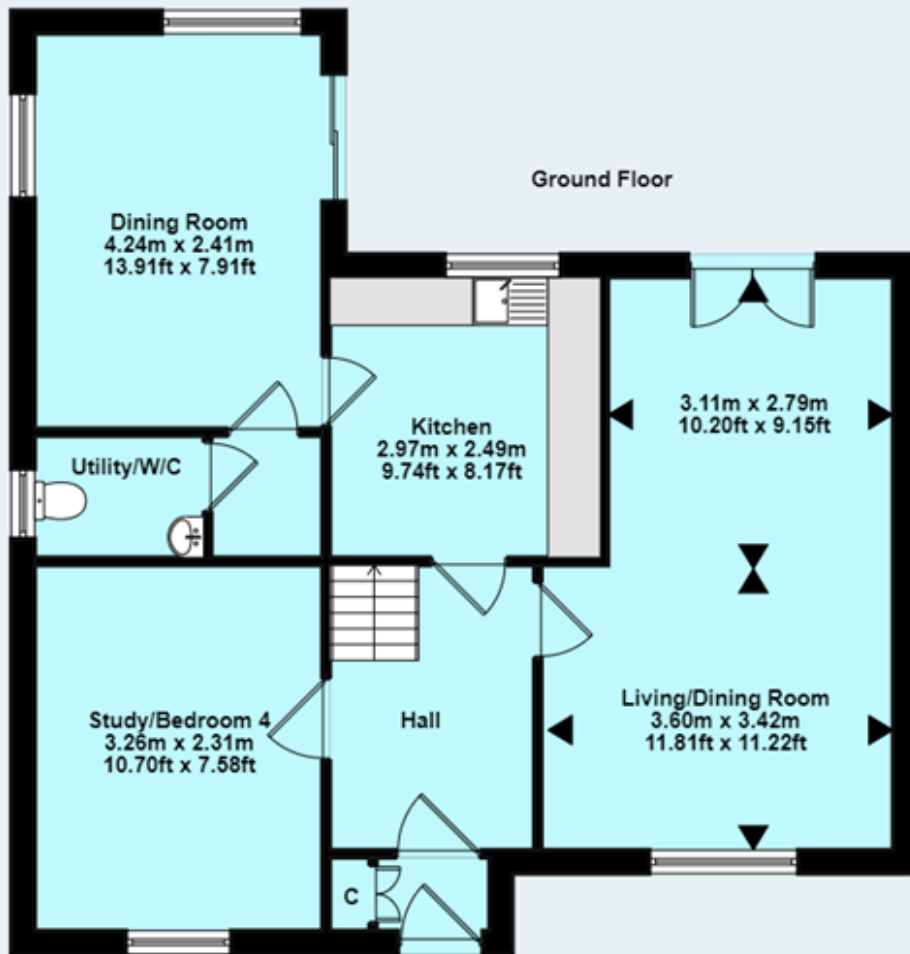
**Poundfield Road**

Minehead, TA24 5ER  
£275,000 Freehold

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| <b>4</b>  | <b>1</b>   | <b>1</b>  | <b>EPC</b> |

**Wilkie May  
& Tuckwood**

# Floor Plan



TOTAL FLOOR AREA:  
92.51sqm (995.77sqft) Approx.



# Description

An extended three/four bedroom semi-detached House situated in an elevated position within half a mile of town centre amenities with gas fired central heating and double glazing throughout, two reception rooms, a ground floor bedroom/study, a utility/wc, off road parking, garden and lovely views from the rear towards the surrounding hills and the coast.

- Semi-Detached
- 3/4 bedrooms
- Lovely views from the rear
- Popular residential location
- Off road parking



THE ACCOMMODATION COMPRISES IN BRIEF: front door into Porch with storage cupboard and door into Hallway with stairs to the first floor.

LIVING/DINING ROOM: window to the front and bay window to the rear leading to a raised patio area with glorious views.

KITCHEN: modern kitchen with space for electric cooker and space for American style fridge freezer.

DINING ROOM: triple aspect room with windows to the rear and side and patio door leading to the garden.

UTILITY/WC

STUDY/BEDROOM 4: aspect to the front

FIRST FLOOR LANDING: with window to the side and loft access.

BEDROOM 1: aspect to the rear with lovely views.

BEDROOMS 2 AND 3: aspects to the front.

BATHROOM: modern suite comprising bath with shower over, pedestal wash hand basin and low level wc.

OUTSIDE: to the front of the property there is off road parking for two vehicles with the remainder laid to lawn with inset shrubs. The rear garden is also predominantly laid to lawn.



#### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Agents Notes:** This property is of non-traditional construction.

**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/sprouted.stolen.destroyer](http://w3w.co/sprouted.stolen.destroyer)

**Council Tax Band:** C

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 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**

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