



Wilkie May  
& Tuckwood



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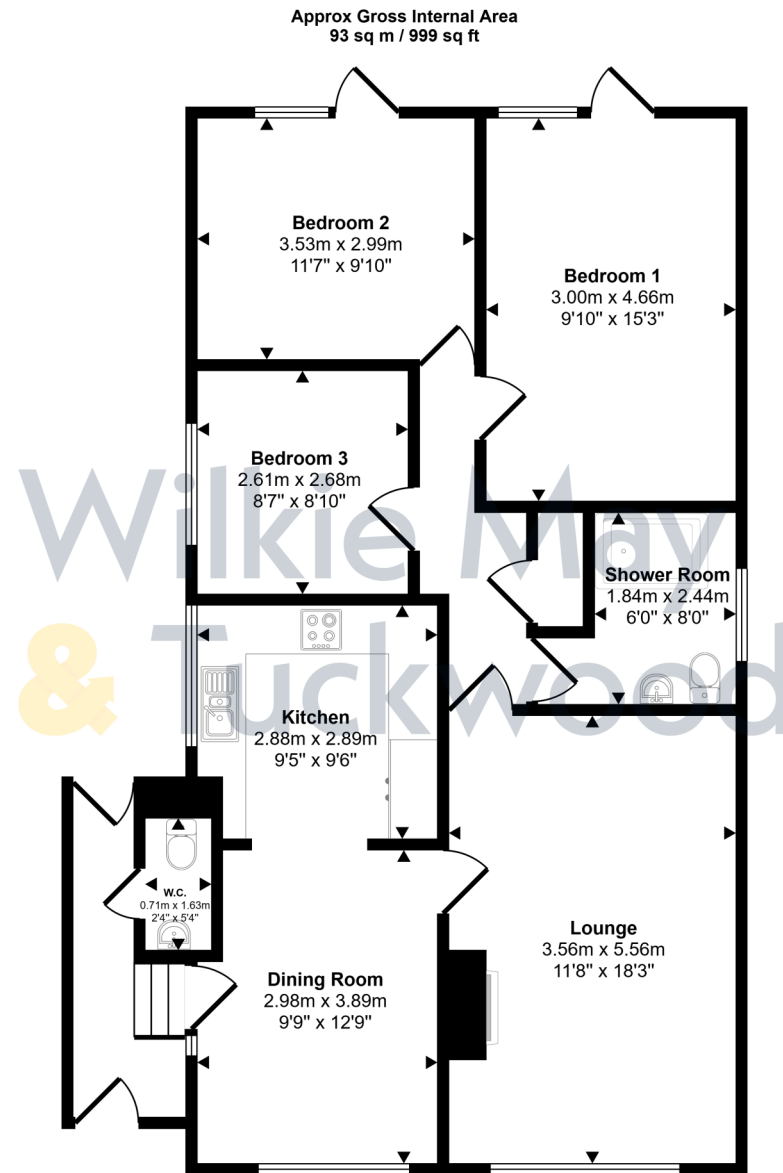
**Periton Rise**

Minehead, TA24 8EH  
£425,000 Freehold

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3	2	1	EPC

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# Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Description

A beautifully presented and updated three-bedroom detached Bungalow situated within the popular Periton area on the outskirts of Minehead.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a modern kitchen and shower room, a cloakroom, integrated garage with off road parking and attractive garden to the rear.

- Popular Periton area of Minehead
- 3 Bedrooms
- Garage and parking
- Modern kitchen and shower room
- Pretty garden



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented bungalow situated within the popular Periton area on the outskirts of Minehead.

The accommodation comprises in brief with steps rising to the front door with entrance through to a spacious hallway with door to the rear garden, door to the cloakroom and steps rising up to the remaining accommodation.

The dining room is a good-sized room with access to the fully updated modern kitchen which has integrated appliances to include an induction hob with extractor hood over, double oven and tall fridge freezer. The lounge is another good-sized room with an aspect to the front. A door leads through to an inner hallway with doors to the bedrooms and shower room. Two of the bedrooms have doors opening to the rear garden and the third has an aspect to the side. There is also a modern fitted shower room.

OUTSIDE: to the front there is a driveway providing off road parking leading to the garage. The remainder of the front garden is laid with ease of maintenance in mind. To the side of the garage there is gated access to the rear garden which has a patio area immediately outside the bedrooms with a step leading down to the remainder of the garden which has an area of lawn, further paved patio area, raised beds and mature fruit trees.



### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty.

**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:** [///browsers.spun.convert](http://browsers.spun.convert) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk: Surface Water:** Very 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

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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.



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