



Paganel Road

Minehead, TA24 5EY

OIRO £260,000 Freehold



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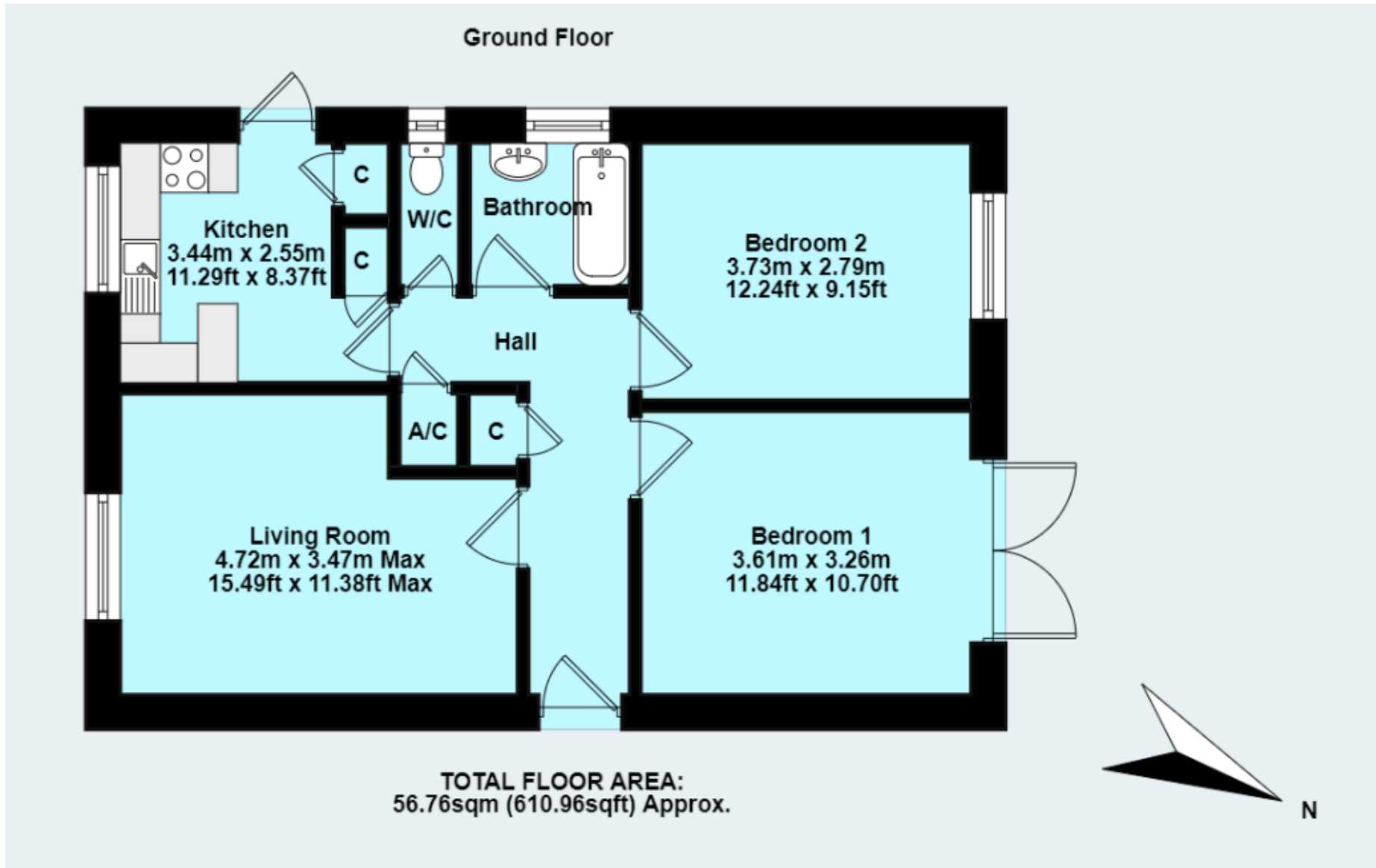
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EPC

Wilkie May
& Tuckwood

Floor Plan



Description

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

Benefits include double glazing throughout, a garage with off road parking, a good-sized level rear garden and panoramic views from the front over the coast and surrounding countryside and from the rear towards North Hill.

- Link-detached
- 2 bedrooms
- Garage and parking
- Sought After Location
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: front door to the side of the property into HALLWAY with storage cupboard and airing cupboard.

LIVING ROOM: window to the front, electric heater and electric fire.

KITCHEN: fitted with a range of wall and base units, space for undercounter fridge and freezer, integrated eye level oven, space and plumbing for washing machine, pantry cupboard, window to the front and side door to the garden.

BEDROOM 1/DINING ROOM: with electric heater and patio doors to the rear garden.

BEDROOM 2: with electric heater and window to

the rear overlooking the garden.

BATHROOM: with two piece suite and obscured window. Separate WC.

OUTSIDE: to the front of the property there is a driveway providing off road parking for two vehicles leading to the GARAGE which has an up and over door. The remainder of the front garden is laid to lawn with attractive shrub border. To the rear of the property there is a good-sized level area of garden laid to lawn with patio which wraps around to the side kitchen door.



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 and mains drainage

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

Property Location: w3w.co/removers.defrost.fruit

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 May 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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