



## Moor Road

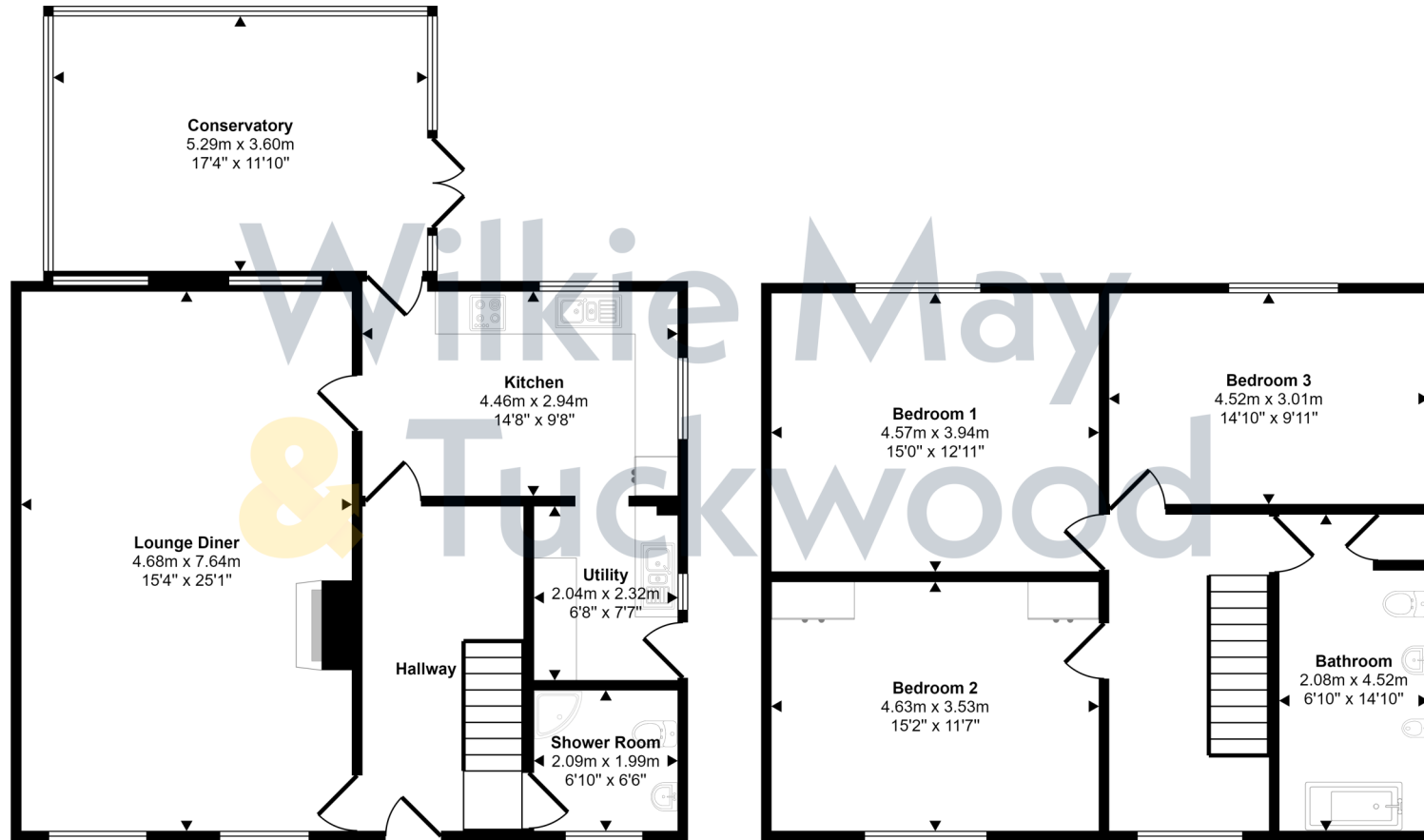
Minehead, TA24 5RU  
£595,000 Freehold

			<b>D</b>
<b>3</b>	<b>1</b>	<b>2</b>	<b>EPC</b>

**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
162 sq m / 1746 sq ft



Ground Floor  
Approx 91 sq m / 984 sq ft

First Floor  
Approx 71 sq m / 762 sq ft

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 three double bedroom detached house situated on the sought after lower slopes of North Hill.

Of cavity wall construction, this delightful property benefits from gas fired central heating and double glazing throughout, a ground floor shower room in addition to the first floor bathroom, a utility room, conservatory, detached double garage with off road parking, pretty gardens and lovely views.

Other benefits include oak flooring to the ground floor, a wood burning stove in the lounge/dining room and integrated appliances in the kitchen.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Lower slopes of North Hill
- 3 Bedrooms
- Delightful wrap-around garden
- Double garage with parking
- Lovely views



Wilkie May & Tuckwood are delighted to be able to offer this very attractive property situated within a sought after area of Minehead.

The accommodation comprises in brief, a good sized entrance hall with stairs leading to the first floor, doors to the fitted shower room and into the modern, double aspect kitchen/breakfast room benefiting from electric window blinds. The kitchen area has integrated electric oven and microwave together with space and plumbing for a dishwasher. There is also access to the utility room which has a door to the garden and door into the conservatory designed to take full advantage of the lovely views over the garden. The lounge dining room is a most attractive, spacious room with two windows to the front and fireplace incorporating a wood burning stove.

To the first floor there is a large landing area with doors to the large fitted bathroom and the bedrooms. The master bedroom is fitted with a range of wardrobes and enjoys wonderful views. Bedroom 2 also has fitted wardrobes

and window to the rear and Bedroom 3 is a double aspect room.

Outside to the front there is a sweeping driveway providing off road parking for several vehicles leading to the double garage, one door provided with remote control. Steps lead up from the driveway to the front door with attractive garden areas on either side. The gardens are predominantly to the side and rear of the property and enjoy a good degree of privacy with a stream running along the boundary. There is also a timber summer-house, log store, established apple tree and a pedestrian gate to Moor Road.



### 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:** [///pounces.mere.last](http://pounces.mere.last) **Council Tax Band:** E

**Broadband and mobile coverage:** We understand that there is limited 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:** High

**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 August 2024. 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

