



Parkhouse Road

Minehead, TA24 8AE

OIEO £400,000 Freehold



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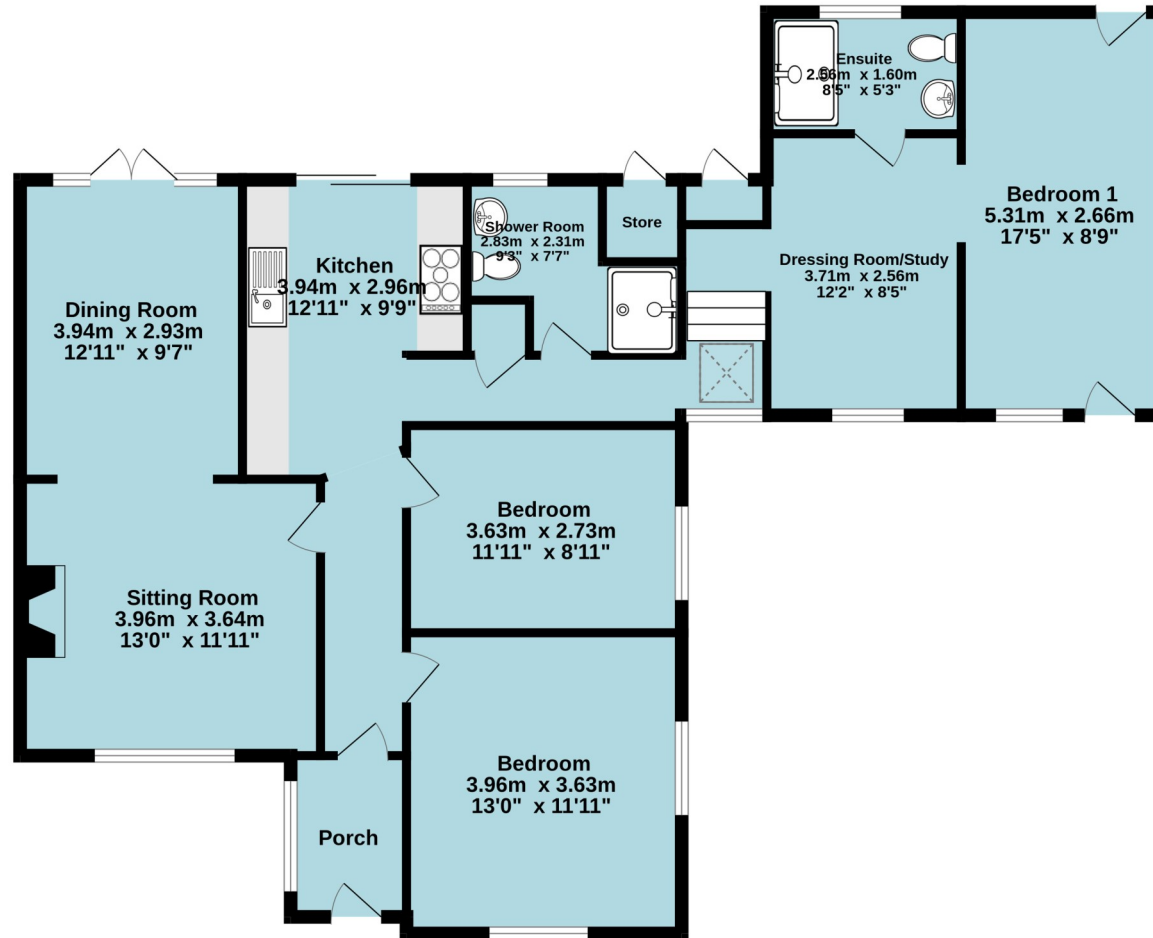


EPC

Wilkie May
& Tuckwood

Floor Plan

Ground Floor
108.5 sq.m. (1168 sq.ft.) approx.



TOTAL FLOOR AREA : 108.5 sq.m. (1168 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Wilkie May
& Tuckwood

WM&T

Description

A beautifully presented three-bedroom semi-detached bungalow situated within a very popular residential area of Minehead.

The property benefits from gas fired central heating and double glazing throughout, off road parking, a delightful garden with attractive summer house and lovely views towards North Hill.

If desired, the master bedroom suite could be used as an annexe.

- Popular residential area of Minehead
- 3 Bedrooms
- Off road parking
- Modern Kitchen and Shower Rooms
- Lovely garden and views



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into PORCH with window to the side and door to HALLWAY with wood effect flooring and storage cupboard.

SITTING/DINING ROOM: a large, double aspect room with window to the front and French door to the rear opening out to the garden. There is also an attractive fireplace with inset wood burning stove.

KITCHEN: modern kitchen fitted with a range of cream wall and base units, sink and drainer incorporated into work surface, integrated appliances to include double oven with gas hob and extractor hood over, microwave, fridge and dishwasher. There is also a continuation of the wood effect flooring and sliding doors leading to the rear garden.

BEDROOM 2: a double aspect room with windows to the front and side.

BEDROOM 3: with aspect to the side.

SHOWER ROOM: with modern fitted suite.

From the Hallway, steps lead up to the MASTER SUITE comprising;

DRESSING ROOM/STUDY: with window to the front and access to the BEDROOM which has a window to the front and doors to the front and rear. There is also an EN-SUITE SHOWER ROOM.

OUTSIDE: to the front there is pedestrian gated access with path leading to the front door. Alongside, there is gated vehicular access leading to the off road parking. The remainder of the front garden is landscaped with a hedge providing a good degree of privacy. The rear garden is a particular feature of the property and has been delightfully landscaped with raised flower beds interspersed with gravel paths. There is also a lovely summer house with partially covered seating area and raised decked area, water and electricity.



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: ///presumes.tiling.pirate

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.



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