



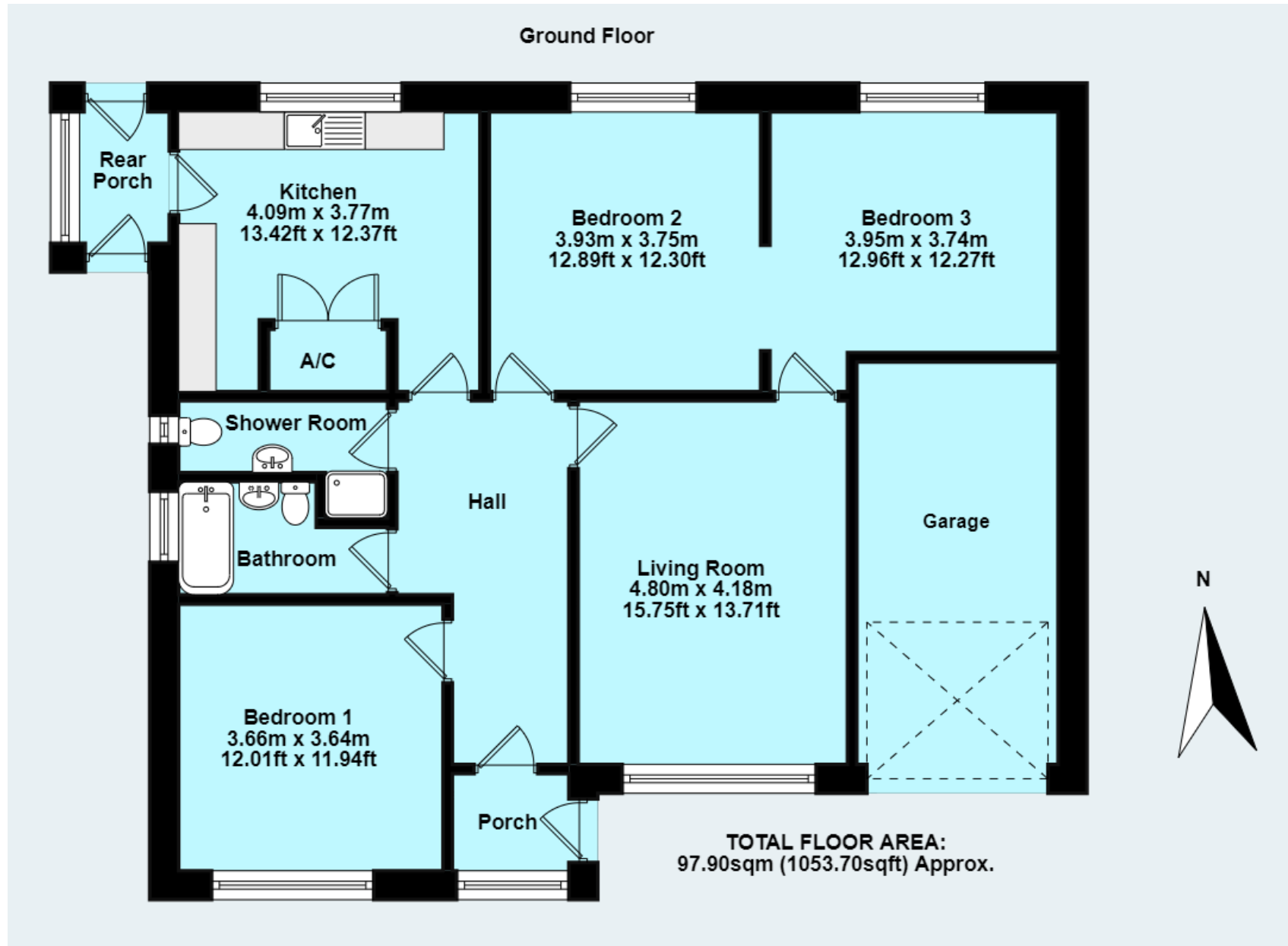
## Periton Road

Minehead, TA24 8DX  
£395,000 Freehold



Wilkie May  
& Tuckwood

# Floor Plan



## Description

A two/three-bedroom detached bungalow situated at the start of a private roadway within a small development of other bungalows on the outskirts of Minehead offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, the property is in need of modernisation throughout but does benefit from gas fired central heating, an integral garage with off road parking, a large rear garden, a shower room and bathroom and lovely views from the bottom of the garden towards the surrounding woodland.

**AGENTS NOTE:** The property required to contribute one quarter of the cost of the upkeep and maintenance of the access roadway.

- Popular Periton area of Minehead
- Integral garage with parking
- Large rear garden with views
- In need of modernisation
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer a detached two/three bedroom bungalow situated on the outskirts of Minehead.

The accommodation comprises in brief with front door into a porch with door through to a spacious hallway. The living room is a large room to the front of the property which has a door through to bedroom 3 which in turn has access to bedroom 2, both of which have windows overlooking the rear garden.

The kitchen is also to the rear of the property and has a door to a rear porch which provides access to the front and rear gardens.

The master bedroom has an aspect to the front and sits alongside the fitted bathroom and

shower room.

OUTSIDE: to the front there is a private roadway leading from Periton Road which sweeps around a corner to lead to the other bungalows alongside. A driveway peels off from this roadway providing for off road parking and leading to the integral garage. There is also an area of front garden laid to grass with inset conifers. To the rear there is a large level garden laid to lawn with inset trees and shrubs. From the top of the garden there are lovely views over the property towards the surrounding woodlands.



### 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:** [///moats.flinches.exchanges](http://moats.flinches.exchanges) **Council Tax Band:** F

**Broadband and mobile coverage:** We understand that there is good 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:** 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>

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 February 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.



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