



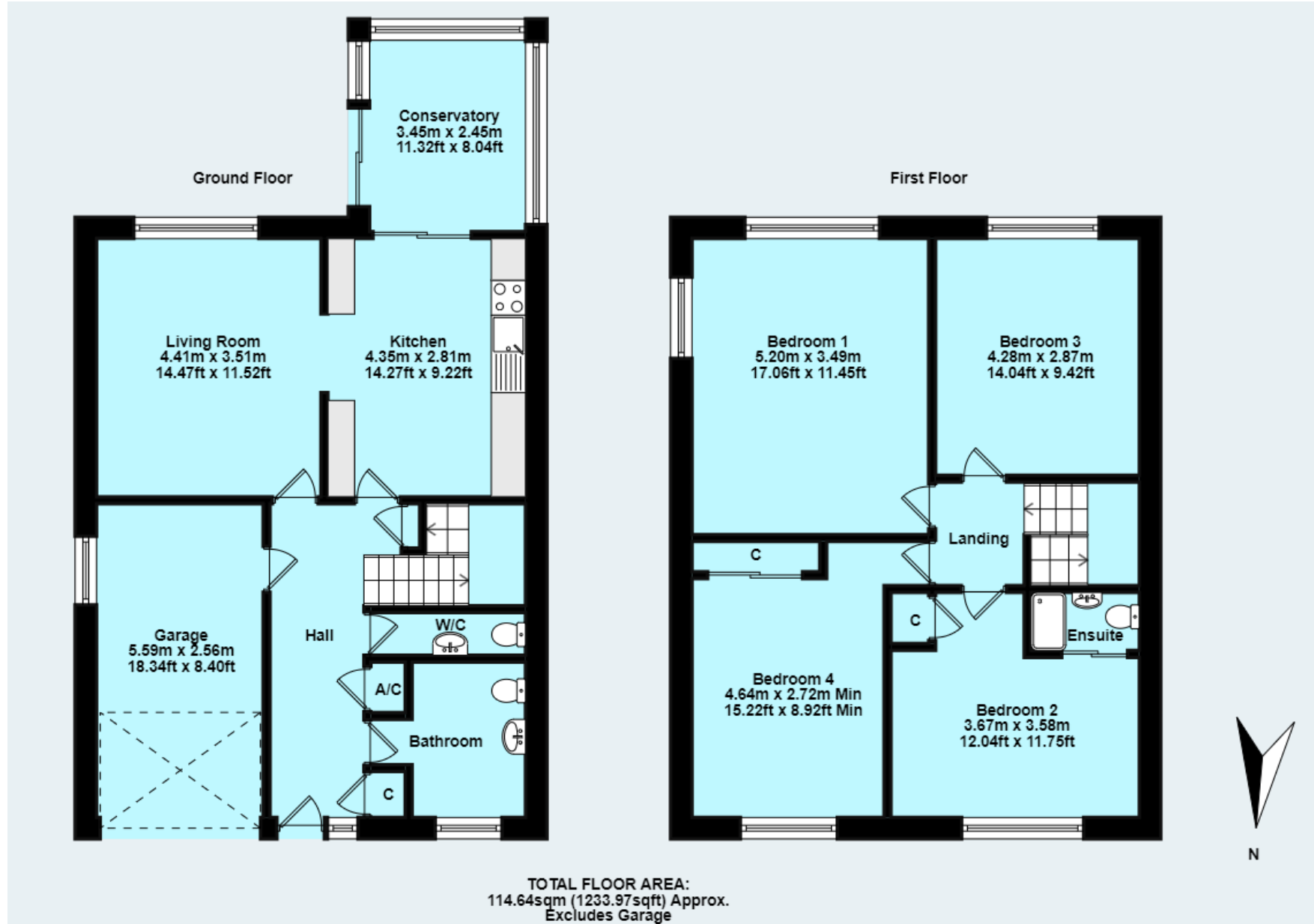
**Paganel Road**

Minehead, TA24 5EY  
£395,000 Freehold

			<b>D</b>
<b>4</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

**Wilkie May  
& Tuckwood**

# Floor Plan



# Description

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

Although in need of modernisation, the property does benefit from gas fired central heating and double glazing throughout, an en-suite to one of the bedrooms, an integral garage, off road parking, very attractive rear garden and lovely views from the side towards the coast and from the rear towards Hopcott.

- Garage and parking
- 4 Bedrooms
- Good-sized garden
- Lovely views
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into HALLWAY with stairs to the first floor, understairs coats hanging cupboard and airing cupboard.

BATHROOM: fitted with a walk in disability bath/shower, pedestal wash hand basin and low level wc. There is also a separate WC.

LIVING ROOM: with window to the rear and archway to:

KITCHEN: fitted with a range of wall and base units, space for electric cooker, space and plumbing for washing machine, space and plumbing for dishwasher and patio doors leading to the,

CONSERVATORY: with tiled floor and patio doors leading to the garden.

FIRST FLOOR LANDING: access to roof space.

BEDROOMS: the master bedroom is currently being used as a sitting room to take advantage of the lovely views to the rear and side. Bedrooms three and four have windows to the rear and front respectively and bedroom two has an aspect to the front and EN-SUITE SHOWER ROOM.

GARAGE: up and over door, power and light, door to hallway, window to the side and houses the wall mounted gas fired boiler.

OUTSIDE: to the front of the property there is a driveway providing parking and leading to the garage. The remainder of the front garden is raised and laid with gravel for ease of maintenance. To the rear there is a patio area outside the Conservatory with a step down to the garden which is predominantly laid to lawn with a pond, tree and attractive shrubs.



### 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, mains drainage and gas fired central heating.

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

**Property Location:** [///envisage.flocking.invent](http://www.envisage.flocking.invent)

**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

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 September 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.



**Tel: 01643 704400**

6 Wellington Square, Minehead, Somerset, TA24 5NH

