



**Poundfield Road**

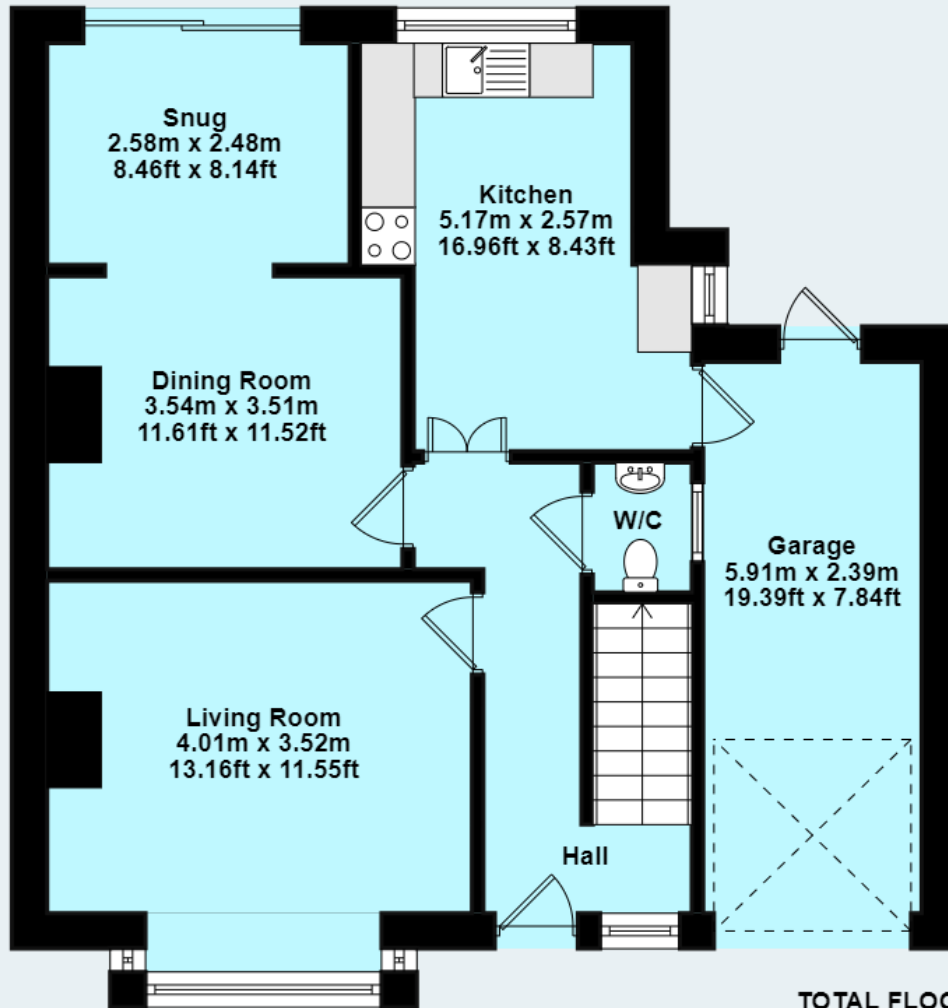
Minehead, TA24 5ER  
£280,000 Freehold

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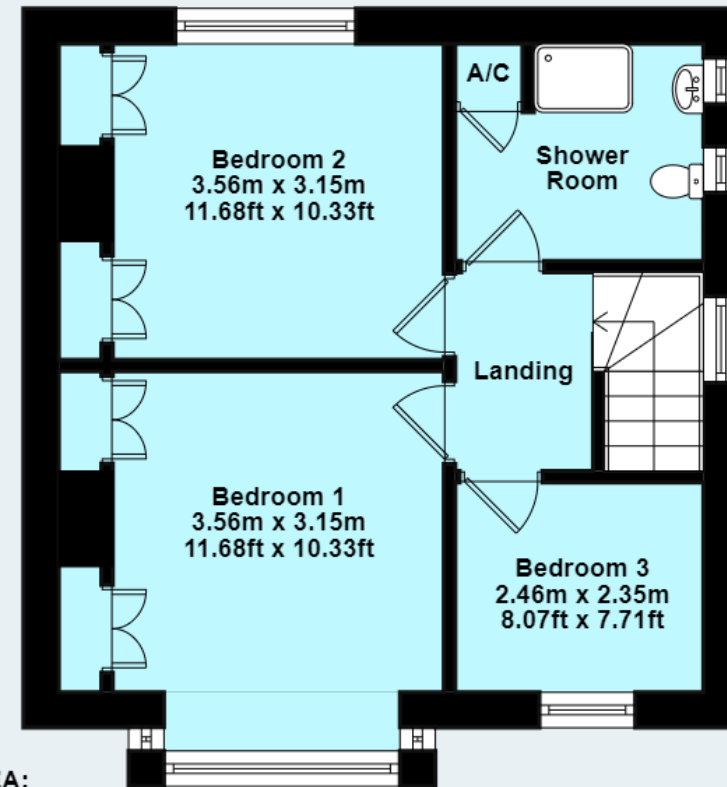
**Wilkie May  
& Tuckwood**

# Floor Plan

Ground Floor



First Floor



**TOTAL FLOOR AREA:**  
98.53sqm (1060.57sqft) Approx.  
Exc. Garage



# Description

A three-bedroom semi-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 the modern conveniences of gas fired central heating and double glazing throughout. Other benefits include a cloakroom, garage with off road parking, a good-sized garden and lovely views from the rear of the property towards North Hill and the coast.

- Popular residential area
- 3 Bedrooms
- Garage and off road parking
- Good-sized garden and lovely views
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this three bedroom semi-detached house situated just over half a mile from town centre amenities.

The accommodation comprises in brief: front door into hallway with window to the front, stairs to the first floor and door to the fitted cloakroom.

The living room is a good-sized room with bay window to the front with window seat, fireplace with open fire and picture rail. The dining room is another good-sized room with fireplace and open access to a snug which has sliding doors to the rear garden. The kitchen is a large room with windows to the side and rear and door into the garage.

To the first floor there is landing area with window to the side and doors to the bedrooms and shower room. Bedrooms 1 and 2 are both double rooms, both with built-in wardrobes, one with a bay window to the front and the other with an aspect to the rear with lovely views to

North Hill and the coast. The third bedroom has an aspect to the front. There is also a fitted shower room with airing cupboard.

Outside to the front of the property there is a driveway providing off road parking leading to the garage which has a door to the rear garden. A pathway and steps lead up to the front door. To the rear there is a good-sized garden with a decked area immediately outside the house with a greenhouse and the remainder laid to lawn with inset shrubs.

Location - Minehead is a coastal town situated near the eastern edge of the Exmoor National Park. The town is known for its traditional seaside resort attractions including a long sandy beach and promenade. The West Somerset Railway, a heritage railway, has its terminus in Minehead, providing a nostalgic steam train experience for tourists. Additionally the town features historic buildings, shops and amenities making it a charming destination for both locals and visitors alike.



### 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:** [///slyly.sideburns.towels](https://slyly.sideburns.towels) **Council Tax Band:** C

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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>

**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 April 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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