



King George Road

Minehead, TA24 5JD

Guide £425,000 Freehold



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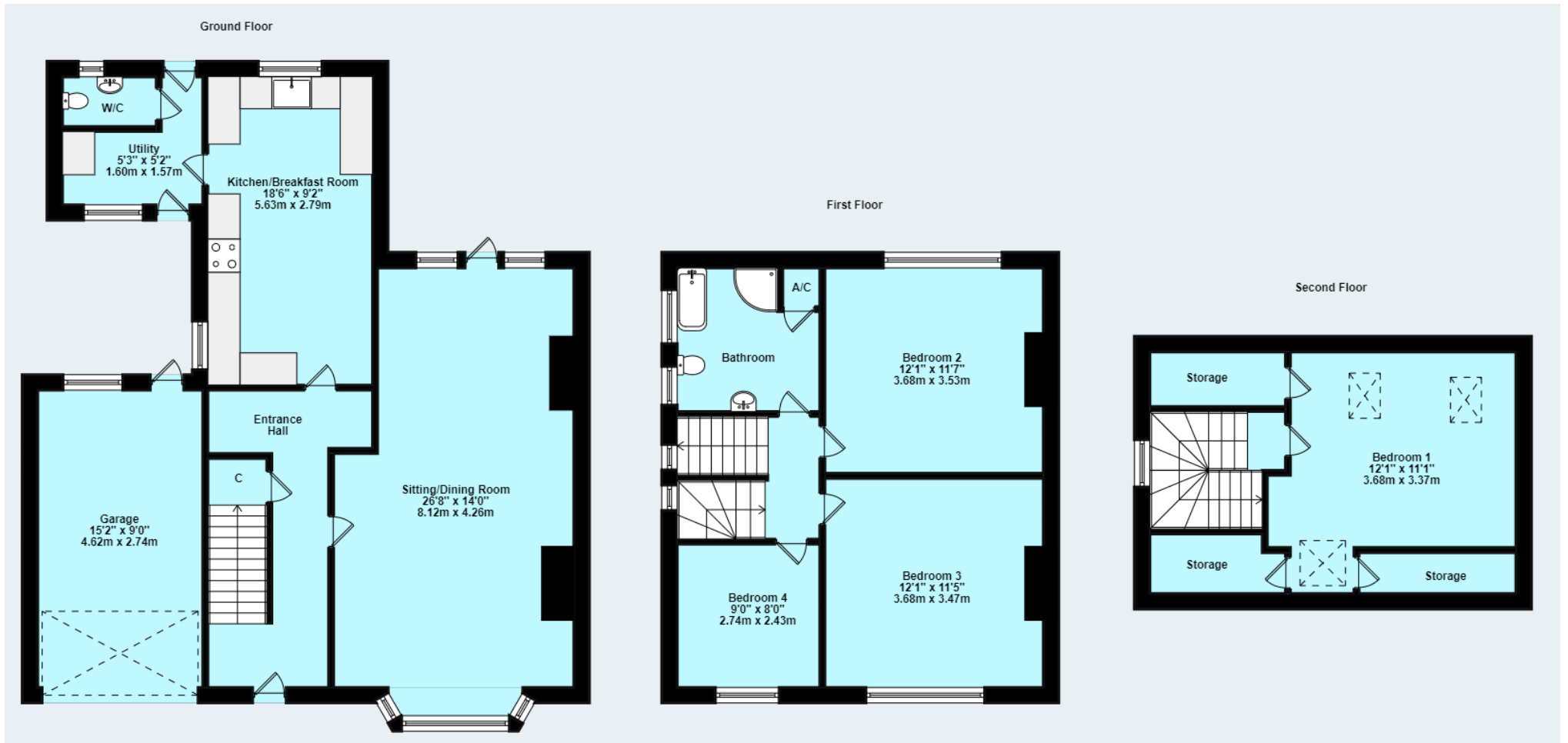
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EPC

Wilkie May
& Tuckwood

Floor Plan



Description

An attractive four bedroom semi-detached house situated in a popular residential area of Minehead within easy reach of all local schools and town centre amenities.

Of cavity wall construction under a pitched roof, this spacious property, constructed in the 1920's retains many original features and benefits from gas fired central heating throughout, a cloakroom, garage with off road parking and a level rear garden.

- Semi-Detached
- 4 bedrooms
- Garage and parking
- Sought After Location
- Loft conversion



The accommodation comprises in brief: separate shower cubicle, low level wc and wash hand basin. The Master Bedroom is on the second floor with two velux windows to the rear and one to the front.

Outside to the front of the property there is a driveway providing for off road parking leading to the Garage. Immediately to the rear of the property there is a patio area with access to the remainder of the garden which is predominantly laid to lawn with flower and shrub borders, a greenhouse and a shed. There is also a small courtyard area between the Garage and the Rear Hallway.

The Sitting/Dining Room is a lovely double aspect room with feature fire place which has space for a multi-fuel stove with wooden mantle over. The Kitchen/Breakfast Room is fitted with a modern range of wall and base units, Belfast style sink, range cooker, windows to the rear and side and a door into a Rear Hallway which has access to a fitted Utility Room. There is also a fitted Cloakroom.

To the first floor there is a landing area with doors to three of the Bedrooms and the Bathroom. Bedrooms 2 and 4 have aspects to the front and Bedroom 3 an aspect to the rear. The Bathroom is fitted with a jacuzzi bath,



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty.

Services: Mains water, mains electricity and mains drainage.

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

Property Location: [///torches.trailers.chairing](http://torches.trailers.chairing) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 79 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: 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/webpages/plan/plapplookup.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.