



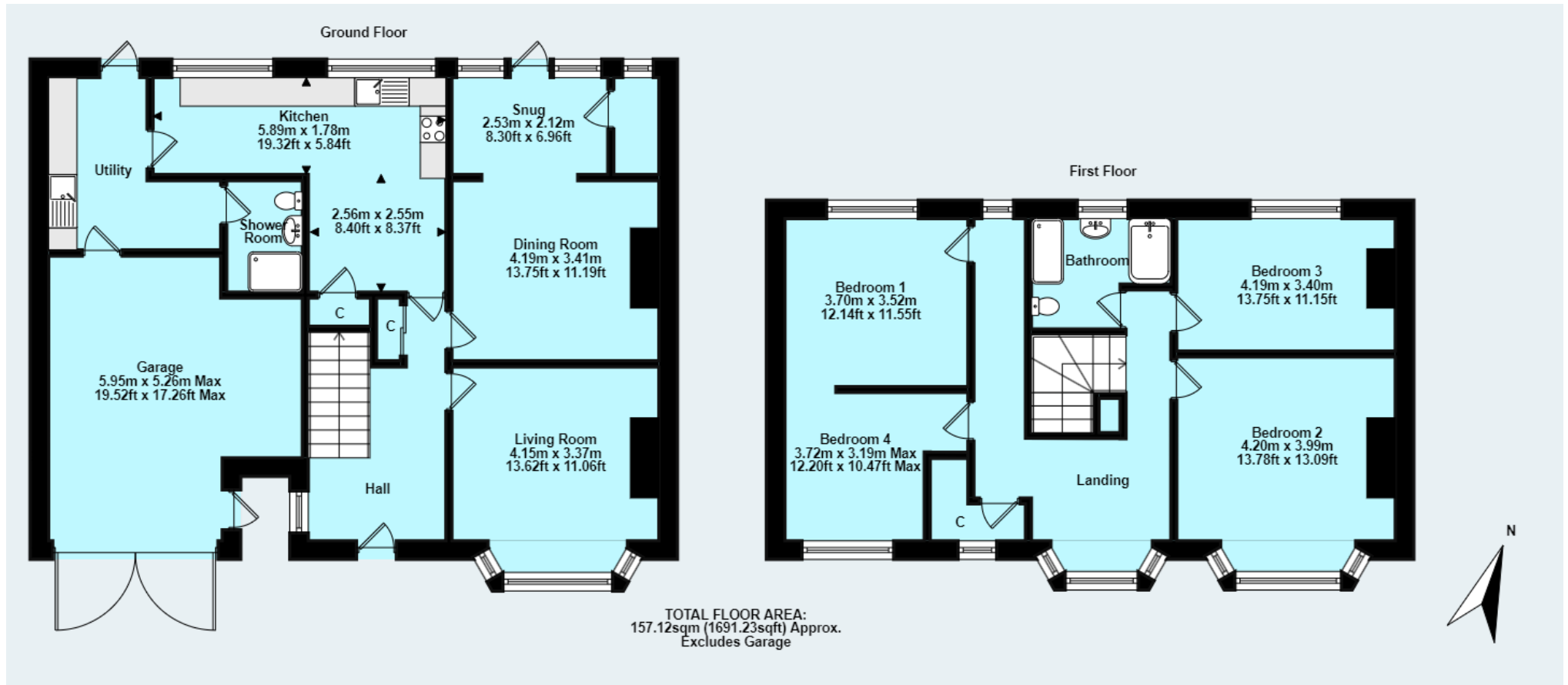
West Park

Minehead, TA24 8AW
£525,000 Freehold

			
4	2	2	EPC

Wilkie May
& Tuckwood

Floor Plan



Description

A substantial, extended four bedroom semi-detached House with garage, off road parking, good-sized garden and pleasant views from the rear situated in a popular residential area of Minehead within half a mile's level walk of the town centre.

The property has been extensively updated by the current owners and benefits from gas fired central heating and double glazing throughout, a utility room and a ground floor shower room in addition to a first floor bathroom. There is also the potential for further shower rooms on the ground and first floors.

Internal viewing is highly recommended to appreciate the flexibility of the accommodation offered.

- Popular residential area
- 4 Bedrooms
- Good-sized garden
- Garage and parking
- Modern Kitchen, Bathroom and Shower Room
- Wood burning stove



THE ACCOMMODATION COMPRISES IN BRIEF: housing the gas fired boiler. A door also opens to a FITTED SHOWER ROOM.

LIVING ROOM: with large bay window to the front, picture rails and fireplace with inset wood burning stove.

FAMILY/DINING ROOM/SNUG: good-sized room with picture rail and door opening out to the rear garden. There is also a door to a potential SHOWER ROOM.

KITCHEN: modern fitted kitchen with integrated double oven, integrated ceramic hob with extractor hood over, space and plumbing for dishwasher, space for tall fridge freezer, tiled floor and two windows to the rear. A door leads through to the,

UTILITY ROOM: with space and plumbing for washing machine, space for tumble dryer, units, work surface, door to the rear garden and

FIRST FLOOR LANDING: spacious landing with office space, window to the front and door to a potential SHOWER ROOM.

BEDROOMS: the master bedroom has an aspect to the front and archway through to a nursery room with window to the rear which could be converted back into a separate bedroom. The remaining bedrooms have aspects to the front and rear.

BATHROOM: modern four piece suite.

OUTSIDE: to the front there is a driveway providing for parking leading to the GARAGE. The remainder of the front garden is laid to lawn. The rear garden is of a good size with patio area, lawn and separate child friendly area at the bottom



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: [///twisty.moral.dabbling](http://twisty.moral.dabbling)

Council Tax Band: D

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'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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