



## Paganel Road

Minehead, TA24 5HQ

Price £275,000 Freehold



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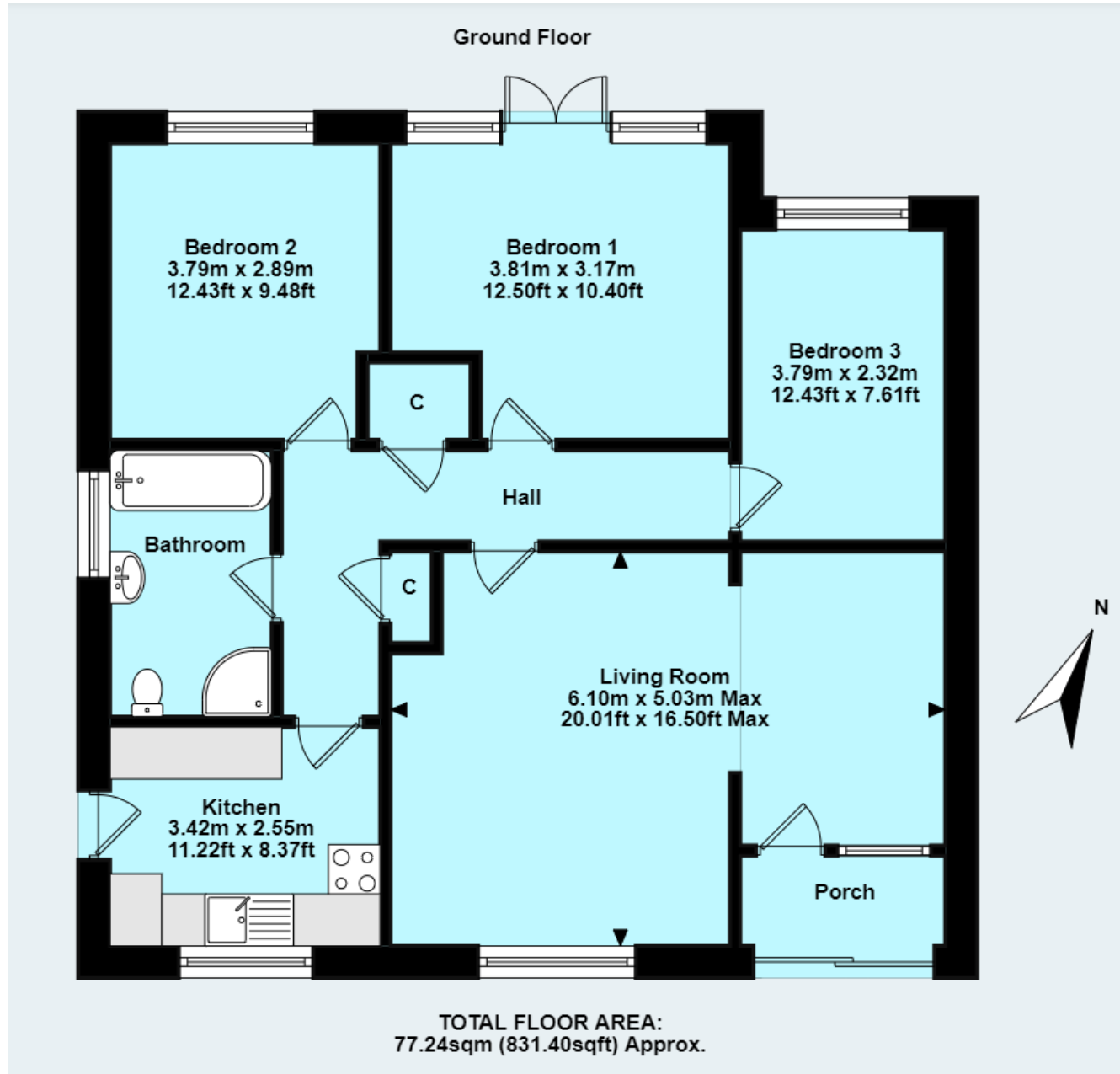
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Wilkie May  
& Tuckwood

# Floor Plan



# Description

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

The property is of cavity wall construction under a pitched roof and although in need of general modernisation, does benefit from gas fired central heating and double glazing throughout.

Other benefits include off road parking to the front, garden and lovely views from the rear towards North Hill.

- Popular residential area
- 3 bedrooms
- Off road parking
- In need of modernisation
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this three-bedroom detached bungalow.

The accommodation comprises in brief: entrance through sliding doors into porch with door into the open plan hallway/living room. This is a good-sized room with window to the front and door into an inner hall.

From the inner hall, doors lead to the kitchen, bedrooms and bathroom and has two storage cupboards. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated cooker with gas hob and extractor hood over, space and plumbing for washing machine, space for under counter fridge and houses the gas fired boiler. There is also a window to the front and door giving access to the side of the property.

All three bedrooms have aspects to the rear with pleasant views towards North Hill. The master bedroom also has French doors leading to the garden. The bathroom is fitted with a four-piece suite.

Outside to the front there is a driveway providing for off road parking with the remainder laid with gravel for ease of maintenance. To the rear there is a garden enjoying lovely views towards North Hill.



#### 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:** [///incisions.tedious.coughed](http://incisions.tedious.coughed) **Council Tax Band:** C

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 67 Mbps download and 16 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

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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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