



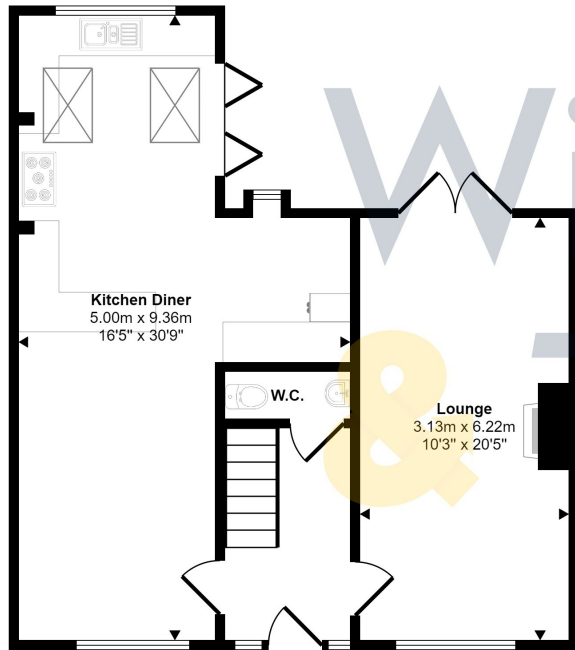
**Staunton Road,**  
Minehead, TA24 6DZ  
OIEO: £425,000 Freehold

			<b>B</b>
<b>5</b>	<b>1</b>	<b>2</b>	<b>EPC</b>

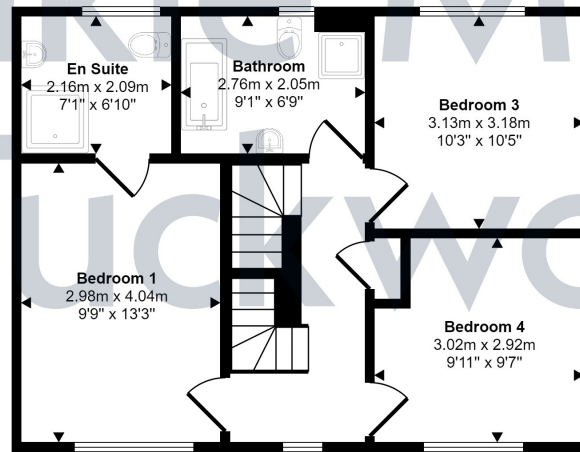
**Wilkie May  
& Tuckwood**

# Floor Plan

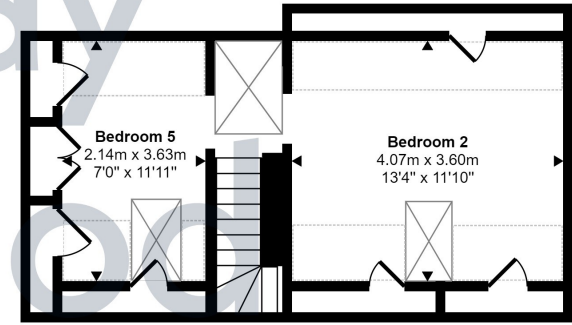
Approx Gross Internal Area  
147 sq m / 1584 sq ft




Ground Floor  
Approx 61 sq m / 654 sq ft



First Floor  
Approx 52 sq m / 562 sq ft



Second Floor  
Approx 34 sq m / 368 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Description

A very attractive five-bedroom detached house constructed in 2019 situated within a popular residential area on the outskirts of Minehead and fitted with high quality fixtures throughout.

Of brick construction with very good thermal transmittance giving an energy rating of B, the property benefits from gas fired central heating and high performance glazing throughout, a large lounge, very large kitchen/diner, a cloakroom, en-suite to one of the bedrooms, off road parking to the front, an easily manageable garden and lovely views.

Internal viewing is highly recommended to appreciate the accommodation offered.

- High quality construction
- 5 bedrooms one with en-suite
- Off road parking
- Easily manageable garden
- Lovely views



Wilkie May & Tuckwood are delighted to be able to offer this modern, five-bedroom detached house situated in an elevated position on the outskirts of Minehead.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and doors to the cloakroom, lounge and kitchen/diner. The lounge is a lovely, large room with window to the front, bi-fold doors opening out to the garden, wood effect flooring and fireplace with inset wood burning stove. The kitchen/diner is a particular feature of this property with large cathedral style feature window overlooking the garden, two velux windows, bi-fold door leading out to an attractive patio area and wood effect parquet flooring throughout. The kitchen is fitted with a range of modern two tone wall and base units, Belfast style sink and drainer and integrated appliances to include a range cooker with extractor over and wine fridge. There is also space for a washing machine and tumble dryer and for an American style fridge freezer.

To the first floor there are three bedrooms, one with a beautifully fitted en-suite shower room. The family bathroom is fitted with a four-piece suite comprising shower cubicle, free standing bath, concealed cistern wc and vanity unit wash hand basin. A flight of stairs leads up to the second floor landing area with large velux window and access to the remaining two bedrooms, both with some restricted head height, velux windows, eaves storage space and wood effect flooring throughout. From the second floor bedrooms there are lovely views over the town down to the coast.

Outside to the front of the property there is off road parking for several vehicles with one step up to the front door. There is gated access to the side of the property leading to the rear garden which has a private patio area immediately outside the lounge and kitchen diner and steps leading up to a further area of patio with a summer house and raised flower bed.



#### 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:** [///brightly.dignitary.lifestyle](#) **Council Tax Band:** E

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 1000 Mbps download and 220 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/>

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 June 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.



**Tel: 01643 704400**

6 Wellington Square, Minehead, Somerset, TA24 5NH

