



## Staunton Rise

Minehead, TA24 6DB

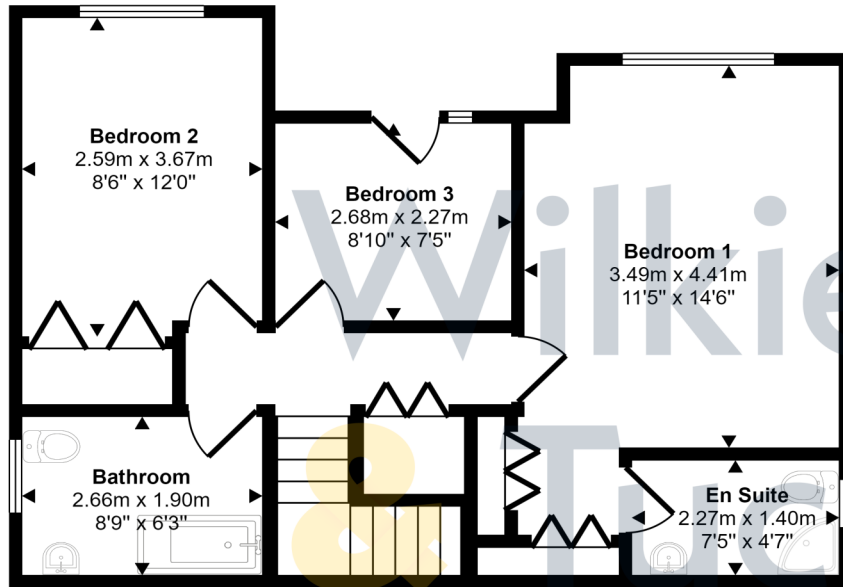
OIEO £400,000 Freehold

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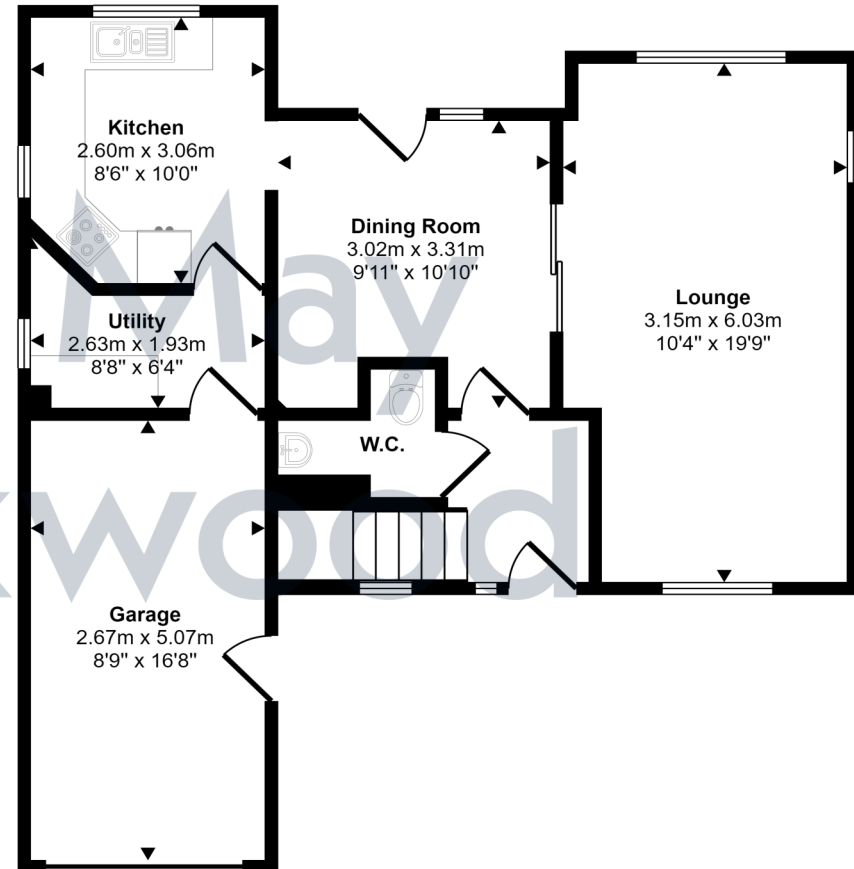
**Wilkie May**  
**& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
115 sq m / 1243 sq ft



Lower Ground Floor  
Approx 53 sq m / 571 sq ft



Ground Floor  
Approx 62 sq m / 672 sq ft

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

Wilkie May & Tuckwood are delighted to offer to the market this beautifully presented three bedroom detached home situated within a quiet residential cul-de-sac & offering far reaching coastal & country views.

Other benefits include Double glazing throughout and gas central heating.

- Detached 3 bedroom House
- Beautifully renovated
- Far reaching Coastal & Country views
- Garage & Parking
- Garden & Balcony



The accommodation is arranged over two floors with the principal living areas being arranged on the first floor to take advantage of the beautiful setting. The bedrooms and bathroom are then situated on the lower ground floor. Having been beautifully renovated & refreshed by the current owners the accommodation is arranged as follows: Entrance hall with stairs leading downstairs and a door opening into the dining room. From here there is access to a lovely balcony, an undoubted benefit of the property, with far reaching views over the surrounding coast & countryside. Double doors lead into a wonderful, triple aspect sitting room. The kitchen has recently been fitted by the current owners & benefits from a range of fitted appliances to include eye level oven and

microwave, integrated hob with extractor hood over & dishwasher. From here a door leads into the utility room with a further door leading into the garage. There is also a WC on this level.

To the ground floor there are three bedrooms, all with an aspect to the rear to take advantage of the property's position. The master bedroom boasts a re-fitted en-suite shower room and dressing area. There is also a re-fitted family bathroom suite.

Outside, there is off road parking leading to the garage & side access leading to the rear garden which is laid to a terrace and further area of lawned garden with a range of matures shrubs. The garden backs onto an open field & again enjoy panoramic views.



### 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: ///verve.pill.path Council Tax Band: E**

**Broadband and mobile coverage:** We understand that there is good 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:** 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 June 2024. . MEASUREMENTS AND OTHER INFORMATION ALL measurements are approximate. While we endeavor 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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