



## Conifers, Clanville Road

Minehead, TA24 5PD

Price £499,950 Freehold



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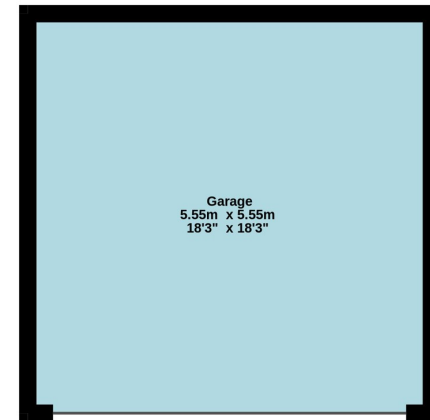
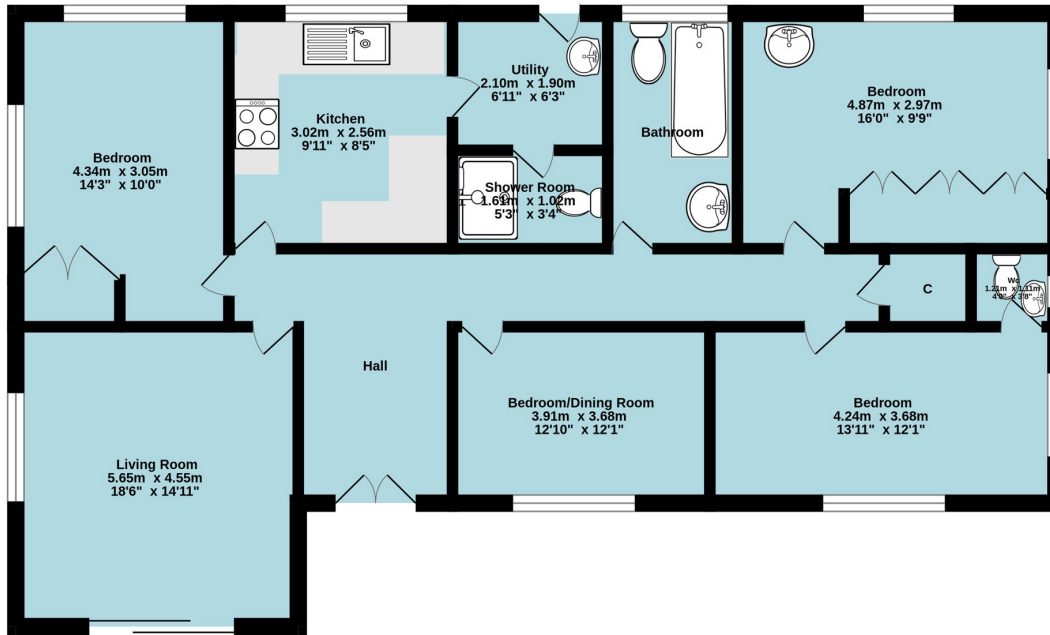
C  
EPC

Wilkie May  
& Tuckwood

# Floor Plan

Ground Floor  
128.9 sq.m. (1387 sq.ft.) approx.

Garage  
30.2 sq.m. (325 sq.ft.) approx.



TOTAL FLOOR AREA : 159.1 sq.m. (1713 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Description

Situated upon the lower slopes of North Hill is this well-proportioned, three bedroom detached bungalow which is offered for sale with no onward chain.

Of traditional block & brick construction under a tiled roof with gas central heating & double glazing throughout. There are generous gardens with fabulous coastal views, a large double garage, off road parking & a wonderful multi-use outbuilding.

The property could now do with some general modernisation & updating but offers the opportunity of purchasing an individual, spacious bungalow which is within easy reach of the town centre, Blenheim Gardens & a host of amenities.

- Spacious Detached Bungalow
- Enviably Location
- Coastal & Countryside Views
- Generous Gardens
- Double Garage & Outbuilding



ACCOMMODATION: Spacious entrance hall leading to:

SITTING/DINING ROOM: a large, double aspect room with sliding patio doors to the front with views to the coast.

KITCHEN: Fitted with a range of units with tiled worksurfaces over inset with a stainless-steel sink unit & single drainer. Integrated fridge, space for cooker and space & plumbing for dishwasher.

UTILITY ROOM: Door leading to the garden, Belfast style sink unit, space & plumbing for washing machine, cupboard housing gas fired central heating boiler.

SHOWER ROOM: Fitted with a shower & WC  
BEDROOM: Dual aspect room, door leading to, EN-SUITE WC: WC & pedestal wash hand basin.

BEDROOM: Dual aspect room with a range of fitted wardrobes & pedestal wash hand basin.

BEDROOM: Dual aspect room with a fitted wardrobe.  
BATHROOM: Fitted with a matching suite comprising bath with shower attachment, WC & pedestal wash hand basin.

OUTSIDE: There is a driveway providing parking for several vehicles & detached double GARAGE which has power and light. A path leads to the front of the bungalow & continues around the side leading to a courtyard area at the rear. From here, steps lead to the remainder of the garden which boasts a mature range of shrubs & trees and provides wonderful coastal and inland views. Within the garden is a large STUDIO which benefits from power, light & water and is suitable for a variety of uses subject to any necessary consents.



### 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:** [///loaders.trash.starlight](https://loaders.trash.starlight) **Council Tax Band:** F

**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 Sec:** 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

