



## Lower Park

Minehead, TA24 8AX

Price £495,000 Freehold



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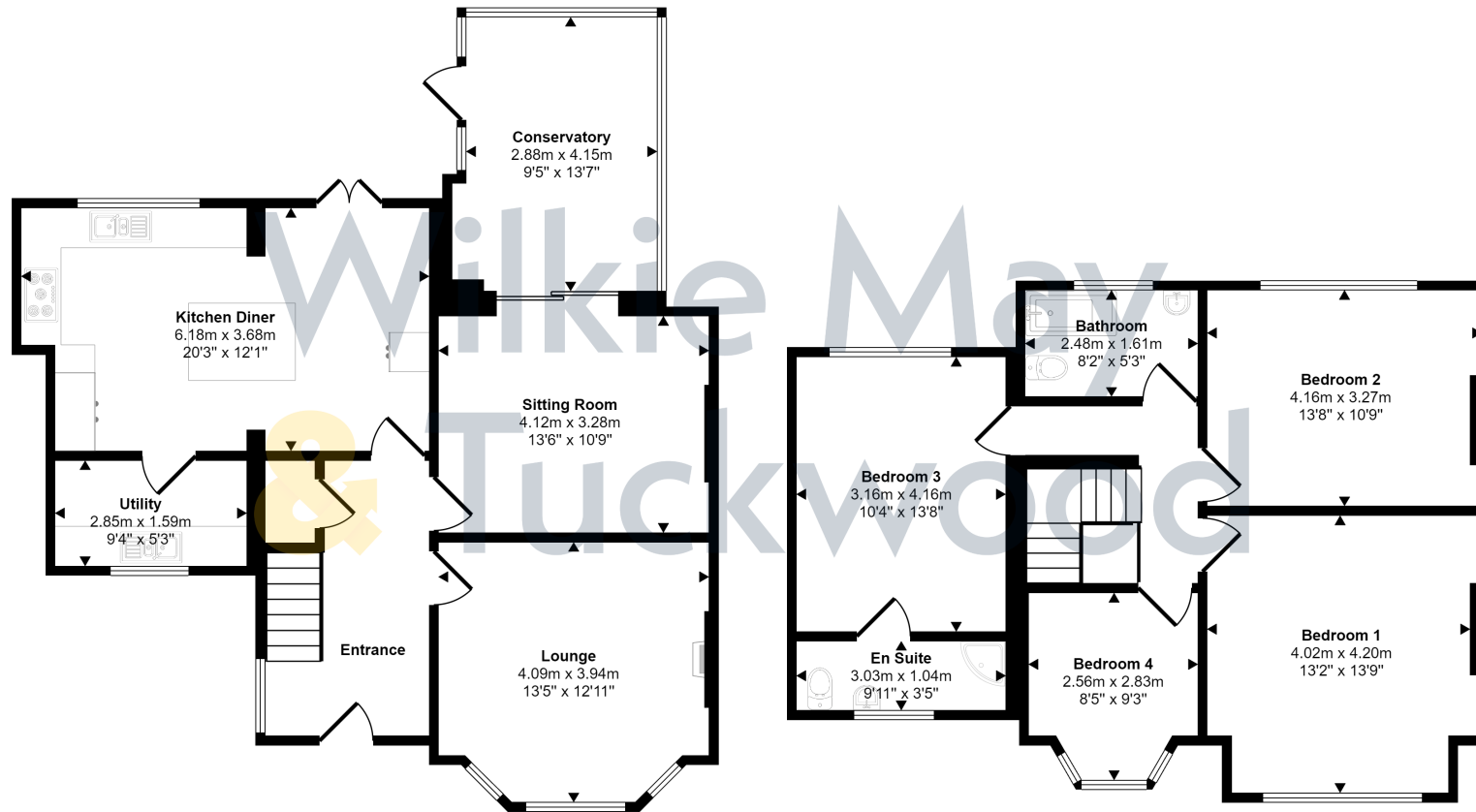
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EPC

Wilkie May  
& Tuckwood

# Floor Plan

Approx Gross Internal Area  
151 sq m / 1620 sq ft



Ground Floor  
Approx 82 sq m / 885 sq ft

First Floor  
Approx 68 sq m / 735 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

A beautifully presented two reception room, four-bedroom semi-detached house situated in a sought-after residential area of Minehead within easy walking distance of town centre amenities and offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, a conservatory, utility/cloakroom, en-suite to one of the bedrooms, off road parking and beautifully maintained gardens backing onto the popular Parks Walk.

- Sought after area of Minehead
- 4 bedrooms one with en-suite
- Off road parking
- Beautiful gardens
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented family home located within half a mile of town centre amenities.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, understairs cupboard and doors to the principal rooms.

To the front of the property there is a large lounge with bay window to the front and feature fireplace. The sitting room is another good-sized room with sliding doors opening to the conservatory which is glazed on three sides and has a door to the garden.

The kitchen diner is a particular feature of this property. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface, one and a half bowl stainless steel sink with mixer tap and drainer as well as a food waste eradicator, integrated electric double oven and further integrated oven incorporating a grill and steam

oven with warming drawer under. Integrated 6 ring gas hob with stainless steel extractor hood over, integrated dishwasher and under counter fridge. There is also space for an American style fridge freezer, space for a wine fridge, central island unit with Corian work surface over, seating area and further storage. There is also a window to the rear and French doors opening out to the garden. A doorway also gives access to the utility/cloakroom.

To the first floor there is a landing area with doors to the bedrooms, one of which has an en-suite shower room, and the fitted bathroom.

The property is approached over a driveway providing off road parking. The level rear garden is a particular feature and is of a good size with a patio area, small timber shed, an expanse of lawn with a stream running through and a bridge over, winding pathways interspersed with flower beds, seating areas, raised vegetable beds, a shed which benefits from power and light and rear gated access to the Parks Walk.



### 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:** [///spin.landlady.burn](http://spin.landlady.burn) **Council Tax Band:** E

**Broadband and mobile coverage:** We understand that there is limited 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:** High 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 July 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.



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