



## West Park

Minehead, TA24 8AN

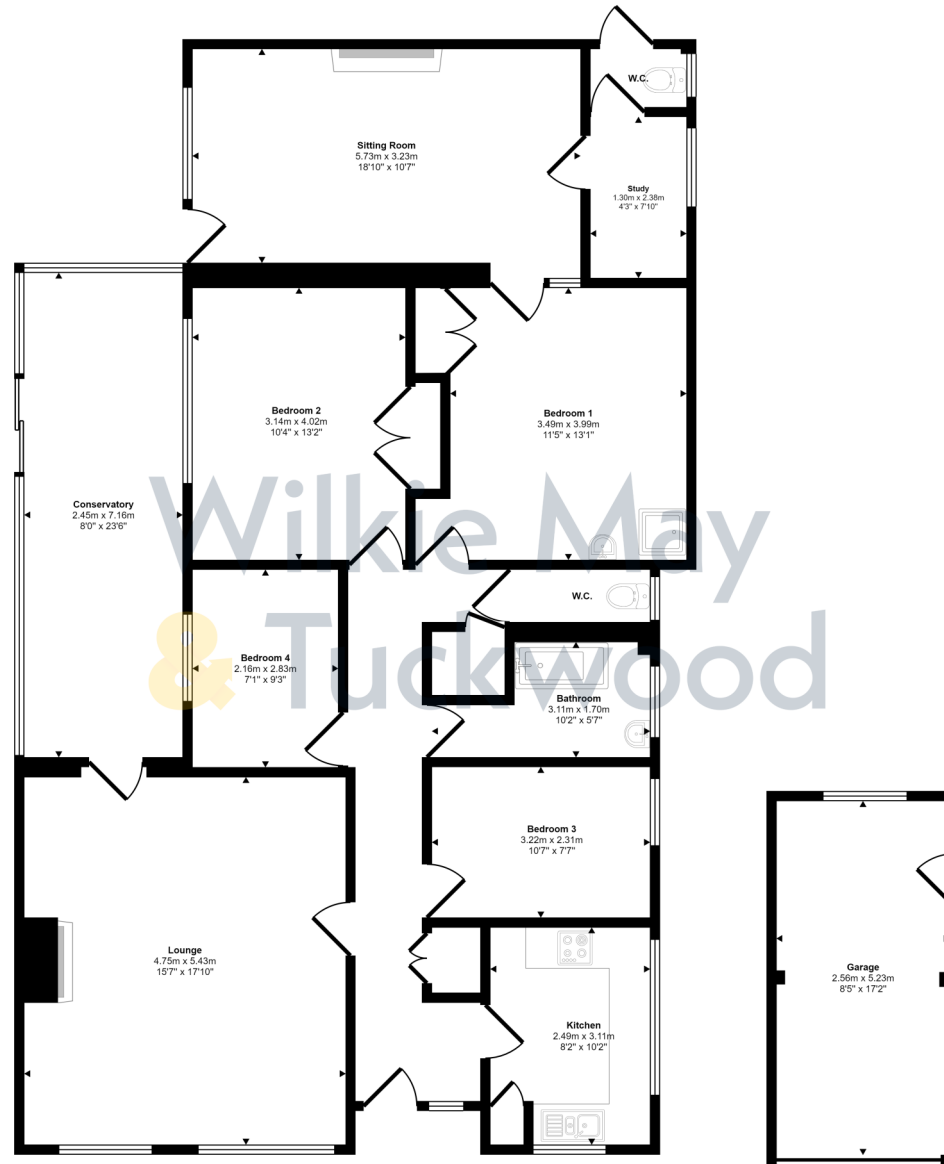
Price £395,000 Freehold

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# Wilkie May & Tuckwood

# Floor Plan

Approx Gross Internal Area  
158 sq m / 1701 sq ft



Floorplan  
Approx 145 sq m / 1557 sq ft

Garage  
Approx 13 sq m / 144 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 spacious two reception room, four-bedroom detached bungalow occupying a corner position in a popular residential area of Minehead within half a mile of town centre amenities.

The property has been extended over the years to provide flexible and adaptable accommodation and does have the potential for annex accommodation. Other benefits include gas fired central heating and double glazing throughout, a conservatory, a detached garage with off road parking, an attractive garden and lovely uninterrupted views towards North Hill and St. Michael's Church from the majority of the rooms and the garden.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Spacious corner plot
- 4 bedrooms
- Garage and parking
- Extensive low maintenance garden
- Lovely views



Wilkie May & Tuckwood are delighted to be able to offer spacious detached bungalow.

The accommodation comprises in brief: front door into a spacious hallway with cloaks cupboard, loft access, airing cupboard and doors to the majority of the rooms.

The kitchen is a double aspect room fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven with gas hob and extractor hood over, space for fridge freezer and space with plumbing for a dishwasher and washing machine. The lounge has two large windows to the front and a door into the conservatory which enjoys lovely views towards North Hill and has doors opening to the garden.

The bedrooms are all in the centre of the property with bedrooms one and three having aspects to the side and bedroom one also having a fitted double wardrobe, fully tiled shower cubicle and wash hand basin.



The remaining two bedrooms have lovely views towards North Hill. There is also a fitted bathroom with separate wc.

From bedroom one, a door leads through to a sitting room which has a window to the side and door to the garden, a study area with window to the side and door to a wc which has a door to the garden.

Outside, the property is approached over a pathway with an area of lawn and a mature blue cedar tree. The remainder of the front garden is laid with gravel for ease of maintenance with inset shrubs. To the side of the property there is a driveway providing off road parking leading to the garage which has power, light and a side pedestrian access door. The rear garden is mainly paved with areas of plants and shrubs, a pond and wooden summerhouse. A pathway leads to a further patio area with a private seating area with uninterrupted views of North Hill and St. Michael's Church.



### 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:** [///reveal.tortoises.movements](#) **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 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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