



Regents Way

Minehead, TA24 5HS

Price £340,000 Freehold



3



2



2

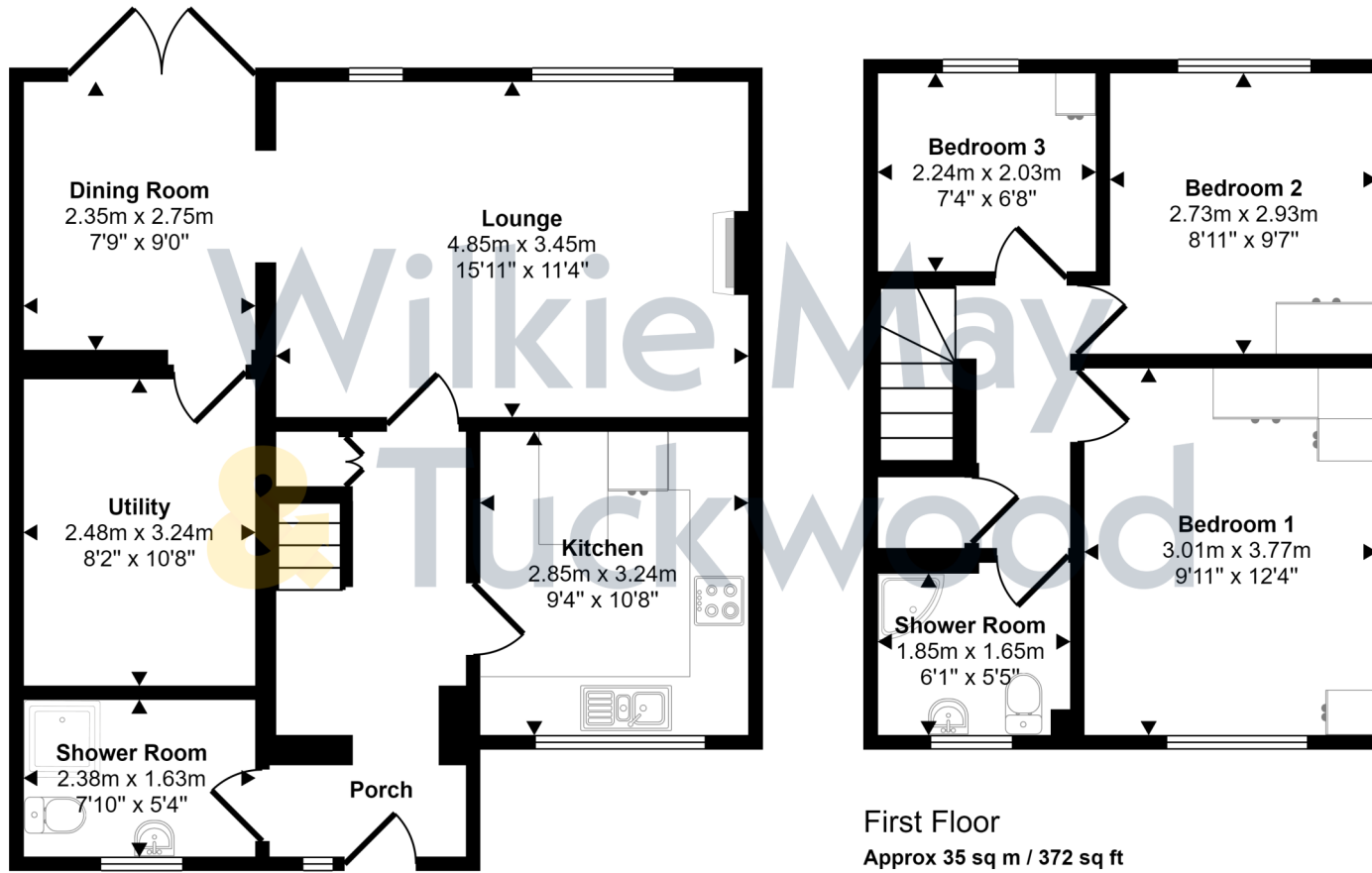


EPC

Wilkie May & Tuckwood

Floor Plan

Approx Gross Internal Area
92 sq m / 986 sq ft



Ground Floor
Approx 57 sq m / 614 sq ft

First Floor
Approx 35 sq m / 372 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 three-bedroom semi-detached house situated within a popular residential area of Minehead. The current owners have been in the property since 1987 and are only the second owners since the property was constructed.

Of standard construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, an array of solar panels providing income from feed-in tariff, shower rooms on the ground and first floor, a utility room, off road parking, large rear garden and lovely views from the front towards Woodcombe.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Popular residential area
- 3 bedrooms
- 2 shower rooms
- Off road parking
- Large rear garden

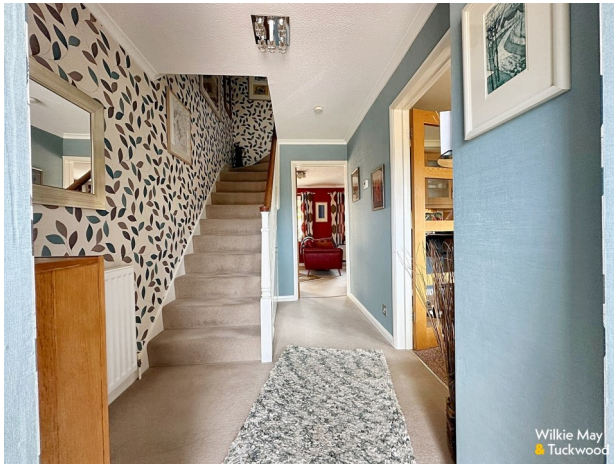


Wilkie May & Tuckwood are delighted to be able to offer this very attractive family home.

The accommodation comprises in brief: entrance through front door into porch with door to the ground floor fitted shower room. The porch then carries onto into a hallway with stairs to the first floor, understairs cupboard and glazed doors to the kitchen and lounge. The lounge is a large room to the rear of the property with two windows overlooking the garden and feature fireplace. The kitchen has an aspect to the front and is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated cooker with hob and extractor hood over, integrated fridge and freezer, integrated dishwasher and breakfast bar. From the lounge an archway leads through to the dining room which has French doors out to the garden, solid wood flooring and a door into a fitted utility room.

To the first floor there is a landing area with storage cupboard and doors to the bedrooms and shower room. Bedroom 1 has an aspect to the front with lovely views towards Woodcombe and is fitted with a range of wardrobes, drawers and cupboards. Bedrooms 2 and 3 both have aspects to the rear and fitted wardrobes. The shower room is fitted with a modern three piece suite.

Outside, to the front there is off road parking for several vehicles. To the side of the property there is gated access to the rear garden. Immediately to the rear of the property there is a patio area with shallow steps up to a further patio area and further shallow steps up to the remainder of the garden which is predominantly laid to lawn with flowering shrub and hedge borders, a summerhouse, shed and at the top, an attractive seating area.



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: [///spider.producers.smarter](#) **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 53 Mbps download and 8 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 August 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



WM&T
ESTATE AGENT
IN MINEHEAD