



Regents Way

Minehead, TA24 5HS

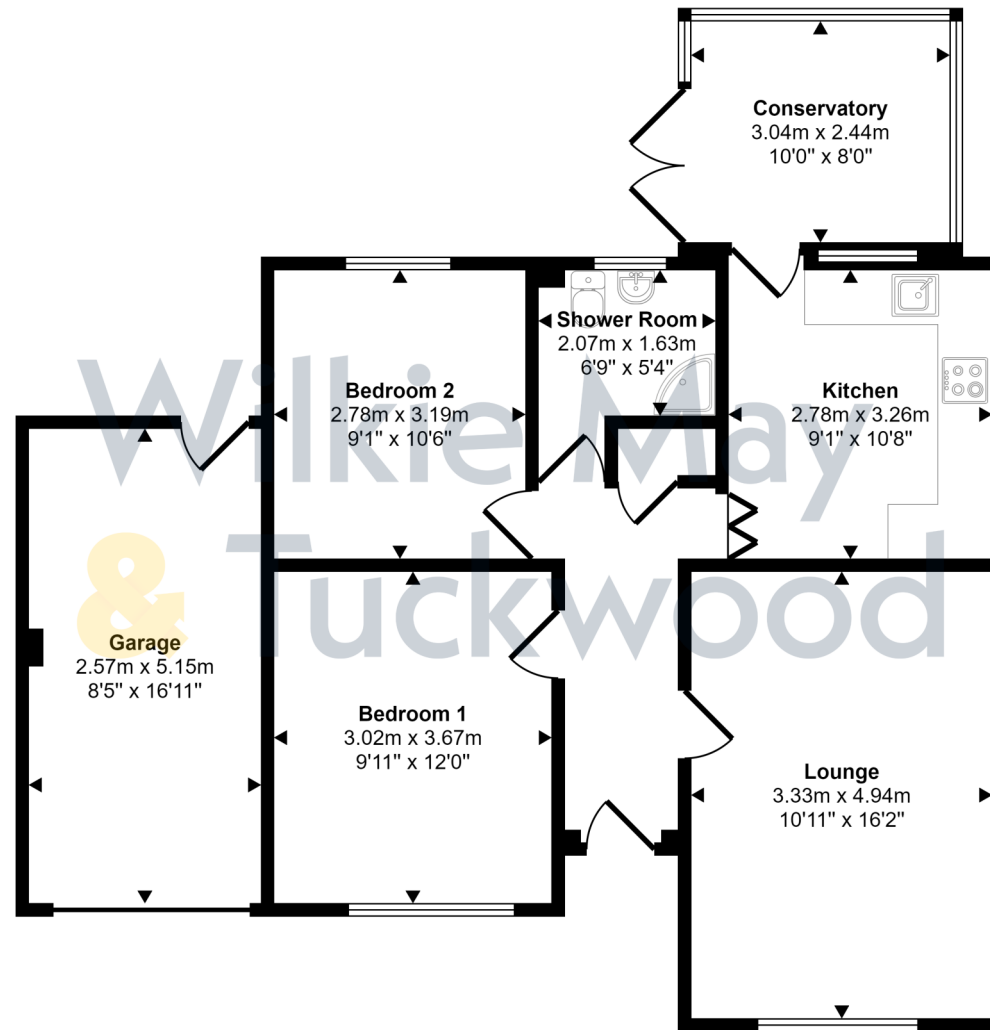
Price £325,000 Freehold

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Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
81 sq m / 868 sq ft



Floorplan

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

This two bedroom detached bungalow is situated within a favoured residential area and offers beautiful light and airy accommodation throughout together with far reaching views of the surrounding countryside.

Attractively positioned within a wider than average plot, the bungalow has undergone a comprehensive period of improvement within the last eighteen months to include: Full re-decoration with new floor coverings, a new kitchen and bathroom, new consumer unit, new boiler and landscaping of the gardens.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Detached bungalow
- 2 double bedrooms
- Garage, carport & parking
- Gardens to the front and rear
- Outstanding views
- NO ONWARD CHAIN



We are delighted to offer to the market this beautifully presented detached bungalow.

The accommodation comprises in brief: covered entrance porch leading to the entrance hall, a good sized sitting/dining room with double glazed window to the front aspect. A recently fitted kitchen/breakfast room with an integrated oven and hob as well as a dishwasher leaving space for a tall fridge freezer and space and plumbing for a washing machine. There is a double glazed door and window to the rear aspect which leads to the conservatory. The conservatory offers glorious views over the rooftops, towards North Hill and the surrounding countryside.

The two double bedrooms offer double glazed windows to the front and rear

respectively and there is also a recently fitted shower room.

Outside, to the front there is a newly laid block paved driveway providing ample parking which in turn leads to the garage and adjoining carport. The garage benefits from power and light as well as a new electric roller door.

The rear garden is a real feature of the property with a large patio to sit and enjoy the views from which steps lead to a pleasant area of lawn with flower and shrub borders as well as mature trees. Towards the bottom of the garden is a small stream with a bridge leading to the far side. The garden enjoys a lovely sunny aspect together with outstanding views of the surrounding countryside as well as affording good amount of privacy.



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: [///tone.blacken.gov.uk](http://www.blacken.gov.uk) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 39 Mbps download and 7 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 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.



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