



## Hillview Road

Minehead, TA24 8EE

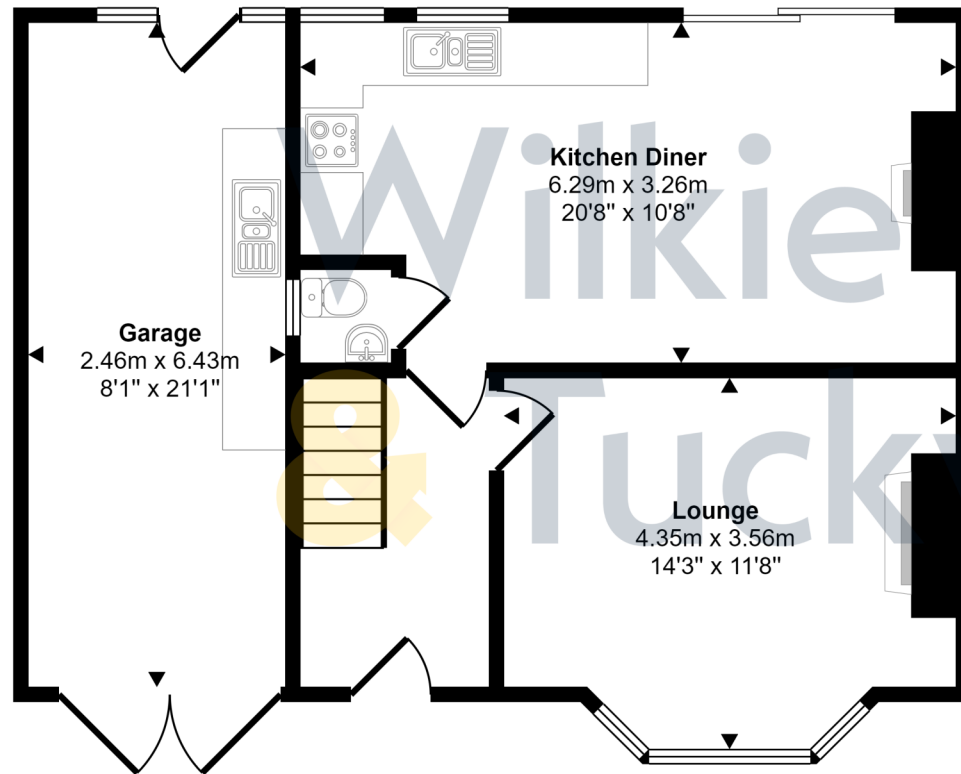
Price £325,000 Freehold

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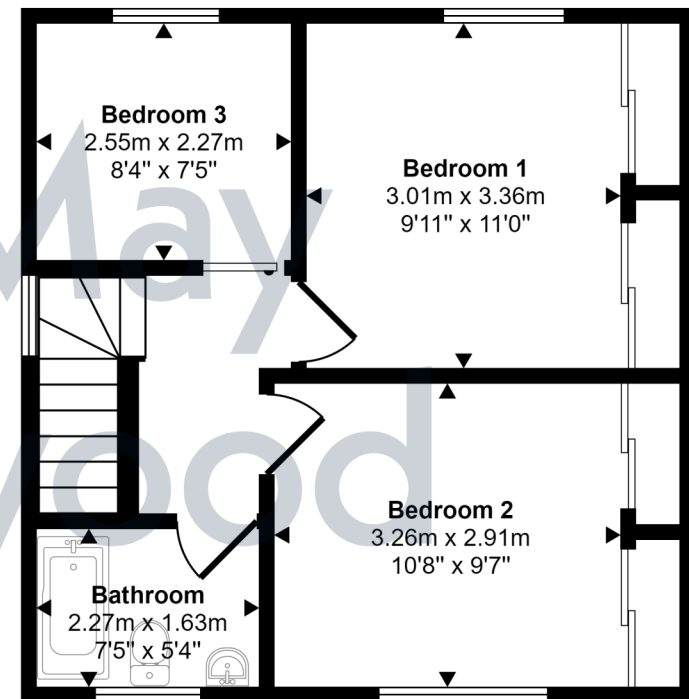
**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
99 sq m / 1061 sq ft



Ground Floor  
Approx 58 sq m / 629 sq ft



First Floor  
Approx 40 sq m / 433 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 in a popular residential area of Minehead within three quarters of a mile of town centre amenities.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a modern kitchen and bathroom, a ground floor wc, an attractively landscaped garden, a garage with off road parking and lovely views from the front towards the Woodcombe Woods and from the rear towards the surrounding countryside.

- Popular residential area
- 3 bedrooms
- Garage with parking
- Modern kitchen and bathroom
- Attractive garden and lovely views



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

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and doors into the lounge and kitchen diner. The lounge is an attractive room with bay window to the front and fireplace with inset wood burning stove. The kitchen diner is a lovely, large room with two windows to the rear and sliding doors out to a timber decked terrace. The kitchen area is fitted with a modern range of wall and base units, sink and drainer incorporated into granite effect work surfaces with tiled surrounds, space for a cooker and space for a fridge. A door gives access to the wc with wash hand basin. In the dining area there is an attractive feature fireplace with inset electric stove.

To the first floor there is a landing area with doors to the bedrooms and bathroom. Bedroom 1 has an aspect to the rear with far reaching views over the surrounding hills and is fitted with a range of attractive partly

mirrored wardrobes. Bedroom 2 has an aspect to the front with lovely views towards Woodcombe Woods and partly mirrored wardrobes and Bedroom 3 has an aspect to the rear with lovely views. The bathroom is fitted with a modern three piece suite.

Outside to the front there is a driveway providing off road parking leading to the garage which is also used as a utility space with a range of base units, work surface, space and plumbing for a washing machine, space for a tumble dryer and space for a tall fridge freezer. There are also two windows to the rear and a door to the rear garden. From the driveway steps lead up to the front door. The rear garden is a particular feature of this property. Immediately outside the dining area there is a timber decked terrace with lovely views and steps leading down to the remainder of the garden which is predominantly laid to lawn with a paved seating area, large timber shed, a potting shed, cold frame, inset trees and attractive flower borders.



### 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:** [///somebody.trusts.slyly](http://somebody.trusts.slyly) **Council Tax Band:** C

**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:** 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 October 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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**WM&T**  
ESTATE AGENT  
IN MINEHEAD