



North Road

Minehead, TA24 5QW

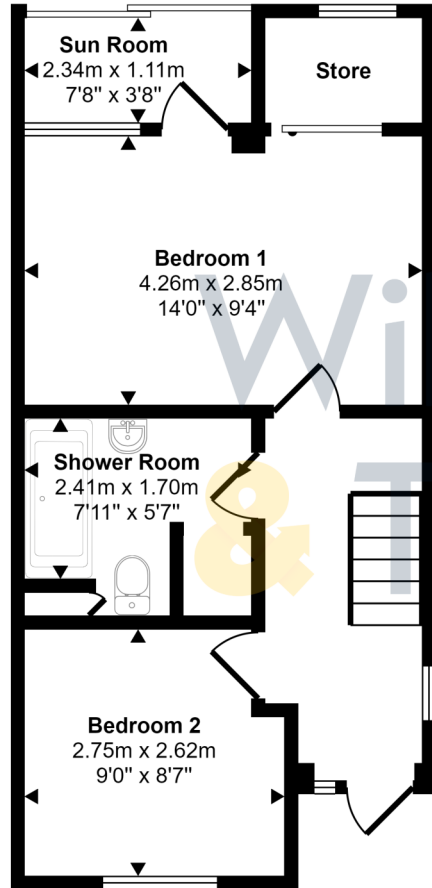
Price £249,950 Freehold

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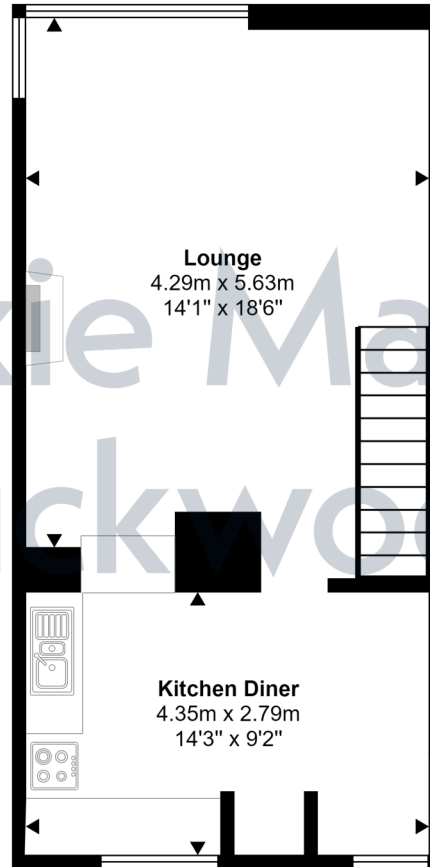
**Wilkie May
& Tuckwood**

Floor Plan

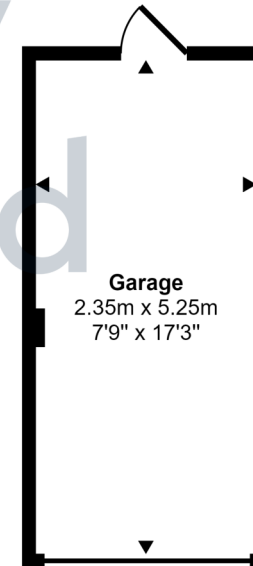
Approx Gross Internal Area
88 sq m / 945 sq ft



Ground Floor
Approx 37 sq m / 401 sq ft



First Floor
Approx 38 sq m / 411 sq ft



Garage
Approx 12 sq m / 133 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 well-presented two-bedroom mid-terrace house situated within easy walking distance of Minehead town centre amenities.

Of cavity wall construction under a flat roof, this attractive property benefits from gas fired central heating and double glazing throughout, lovely sea views from the lounge, a newly re-fitted shower room, a small courtyard garden and a garage.

- Easy reach of town centre amenities
- Re-fitted shower room
- Garage
- Courtyard garden
- Lovely views from the lounge



Wilkie May & Tuckwood are delighted to be able to offer this mid-terrace house.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and doors into the bedrooms and shower room. Bedroom 1 has a large walk-in wardrobe with window to the rear and a door into a small sun room which has sliding doors to the garden. Bedroom 2 has an aspect to the front. The shower room has been newly refitted with a suite comprising shower cubicle, wash hand basin and wc. There is also space and plumbing for a washing machine and space for a tumble dryer.

To the first floor there is a large lounge with exposed wooden flooring and windows to the side and rear affording lovely sea views. The kitchen is open plan from the lounge with a continuation of the exposed wooden flooring and is fitted with a range of wall and

base units, sink and drainer incorporated into work surface with tiled surrounds, space for a slot in cooker, space and plumbing for a dishwasher and space for a tall fridge freezer. There is also a cupboard housing the gas fired boiler and windows to the front and side.

Outside to the rear there is a courtyard garden predominantly laid with gravel for ease of maintenance with flower borders and a pathway leading to a personal door into the garage.



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: [///timing.harmlessly.smiling](http://timing.harmlessly.smiling) **Council Tax Band:** B

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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

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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

