



Tythings Mews

Minehead, TA24 5ND

FIXED PRICE: £310,000 Freehold



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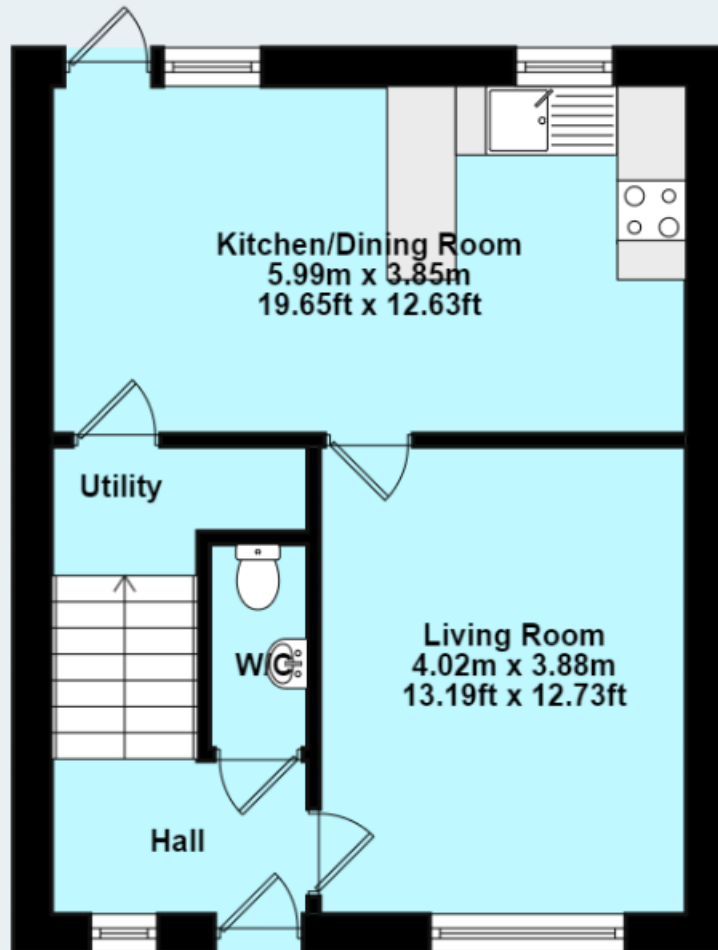


EPC

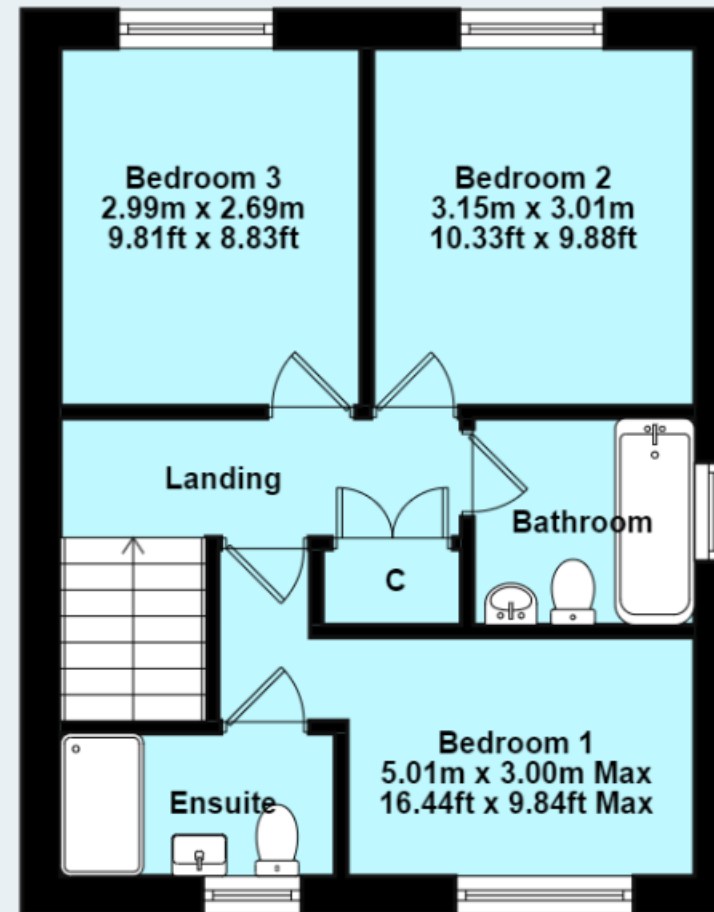
**Wilkie May
& Tuckwood**

Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:
85.79sqm (923.44sqft) Approx.



Description

A modern, well-presented three double bedroom semi-detached house with attractive garden and parking space situated within level walking distance of town centre amenities.

Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, photovoltaic panels on the roof to supplement electric costs, a cloakroom and en-suite to the master bedroom.

Internal viewing is highly recommended to appreciate the accommodation offered.

- 3 double bedrooms with master en-suite
- Level walking distance of the town centre
- Attractive garden
- Off road parking
- Cloakroom



The Minehead office of Wilkie May & Tuckwood are delighted to be able to offer this modern semi-detached house located in a tucked away position within easy walking distance of the town centre.

The accommodation comprises in brief: entrance through front door into hall with stairs to the first floor, door to the fitted cloakroom and door to the living room. This is a good-sized room with window to the front and door into the kitchen dining room.

The kitchen area is fitted with a modern range of wall and base units, integrated oven with hob and extractor hood over, space for tall fridge freezer, space and space and plumbing for dishwasher and the gas fired boiler. There is also a window to the rear, French doors leading from the dining area to the garden and a door into a utility cupboard with space and plumbing for washing machine, space for tumble dryer and storage space.

To the first floor there is a landing area with storage cupboard and doors to the bedrooms and bathroom. The master bedroom has a window to the front and door to the fitted en-suite. Bedrooms two and three have aspects to the rear. The bathroom is fitted with a modern three piece suite.

Outside, the property is approached via a sloping pathway or steps leading to the front door. To the side there is a gravelled area with space for a shed. To the rear there is an attractive level garden with patio area, flower borders and summer house. A pathway leads to the parking space.



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, gas fired central heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: [///gathering.tagging.pizza](https://gathering.tagging.pizza) **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is limited 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 November 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.