



Church Street

Minehead, TA24 5JU

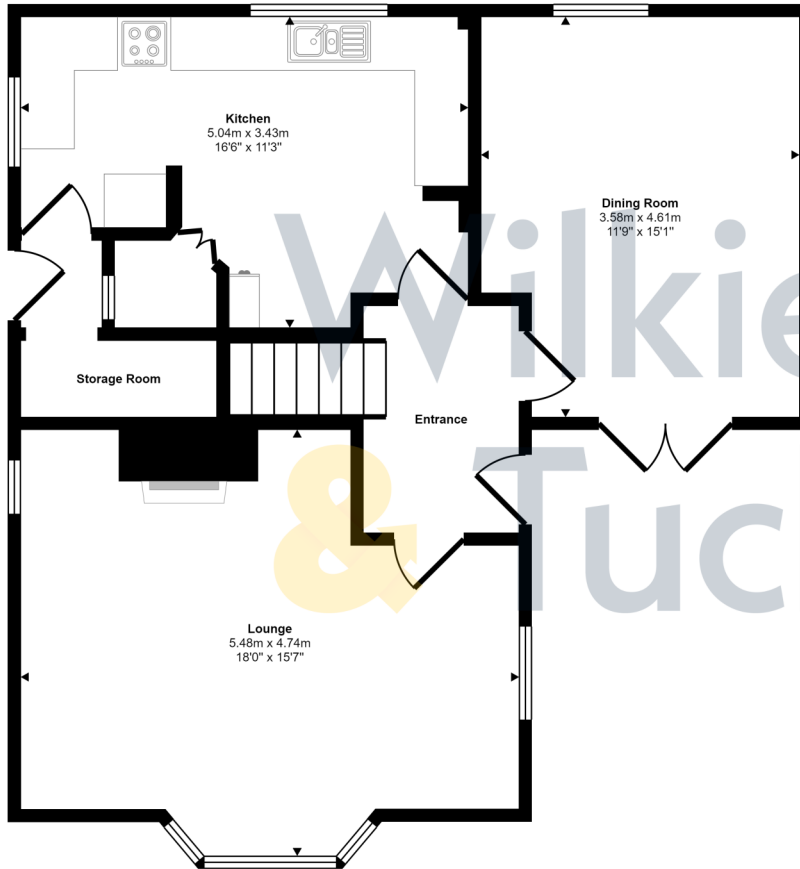
Price £399,950 Freehold

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**Wilkie May
& Tuckwood**

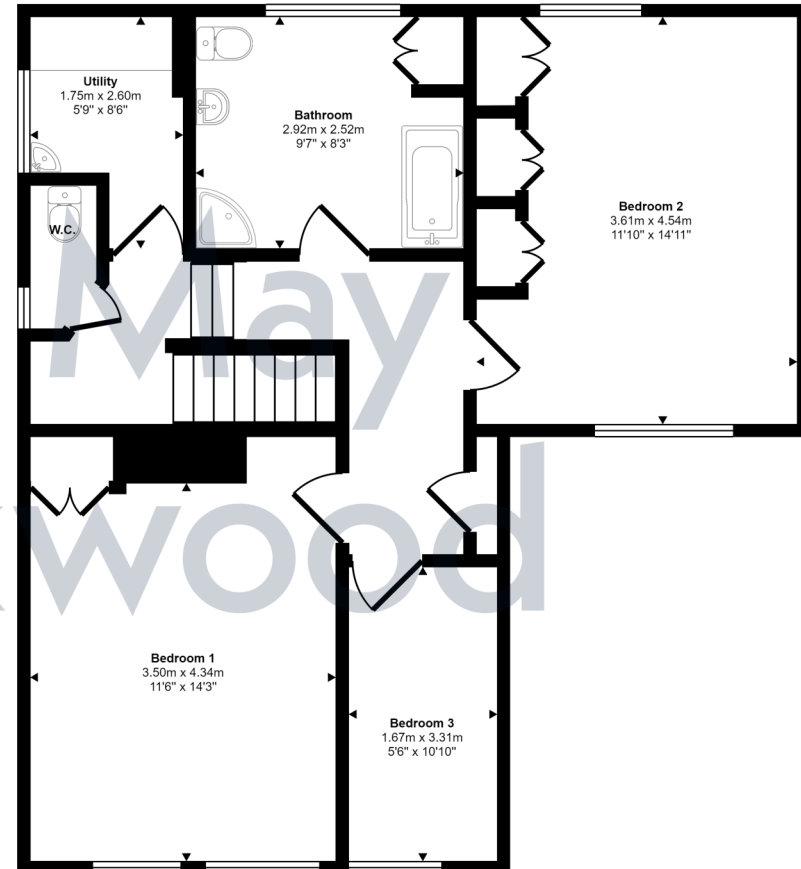
Floor Plan

Approx Gross Internal Area
130 sq m / 1404 sq ft



Ground Floor

Approx 65 sq m / 699 sq ft



First Floor

Approx 65 sq m / 705 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, two reception room, three-bedroom semi-detached house situated on the lower slopes of North Hill.

This lovely property benefits from gas fired central heating and double glazing throughout, an attractive garden, a detached garage with off road parking, further off road parking to the rear and lovely views over the town and surrounding countryside.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Sought after area of Minehead
- 2 reception rooms
- 3 bedrooms
- Garage and off road parking
- Lovely views



Wilkie May & Tuckwood are delighted to be able to offer this very attractive semi-detached house.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and doors into the lounge, dining room and kitchen. The lounge is a lovely, triple aspect room to the front of the property with bay window affording lovely views over the town to the surrounding hills. There is also a feature fireplace with display shelving on either side and inset wood burning stove. The dining room has a window to the rear and French doors opening out to the front. The kitchen is of a good size and fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for cooker with extractor over, space and plumbing for washing machine, space for tumble dryer, space for American style fridge and freezer and integrated dishwasher. There is also a larder cupboard and windows to the side and rear. A door opens into a

useful understairs storage space which also has a door to outside.

To the first floor there is a half landing with doors to a wc and a utility room. Steps lead on up to the landing area with has doors to the bedrooms and bathroom. Bedroom one has two windows to the front with magnificent views over the town to the surrounding hills and fitted cupboard. Bedroom two is a double aspect room with lovely views and a range of fitted wardrobes. Bedroom three also has an aspect to the front. The bathroom is fitted with a modern four piece suite.

Outside, the property is accessed from Church Street via a flight of steps. The garage and one area of parking is also accessed from Church Street. There is a further parking area to the rear accessed from Ballfield Road. The garden is to the front of the property and predominantly laid to lawn with flower and shrub borders, an attractive seating area and shed.



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: [///resold.stuns.abstracts](https://resold.stuns.abstracts) **Council Tax Band:** E

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 61 Mbps download and 12 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 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.



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