



Paganel Road

Minehead, TA24 5HQ

Price £360,000 Freehold



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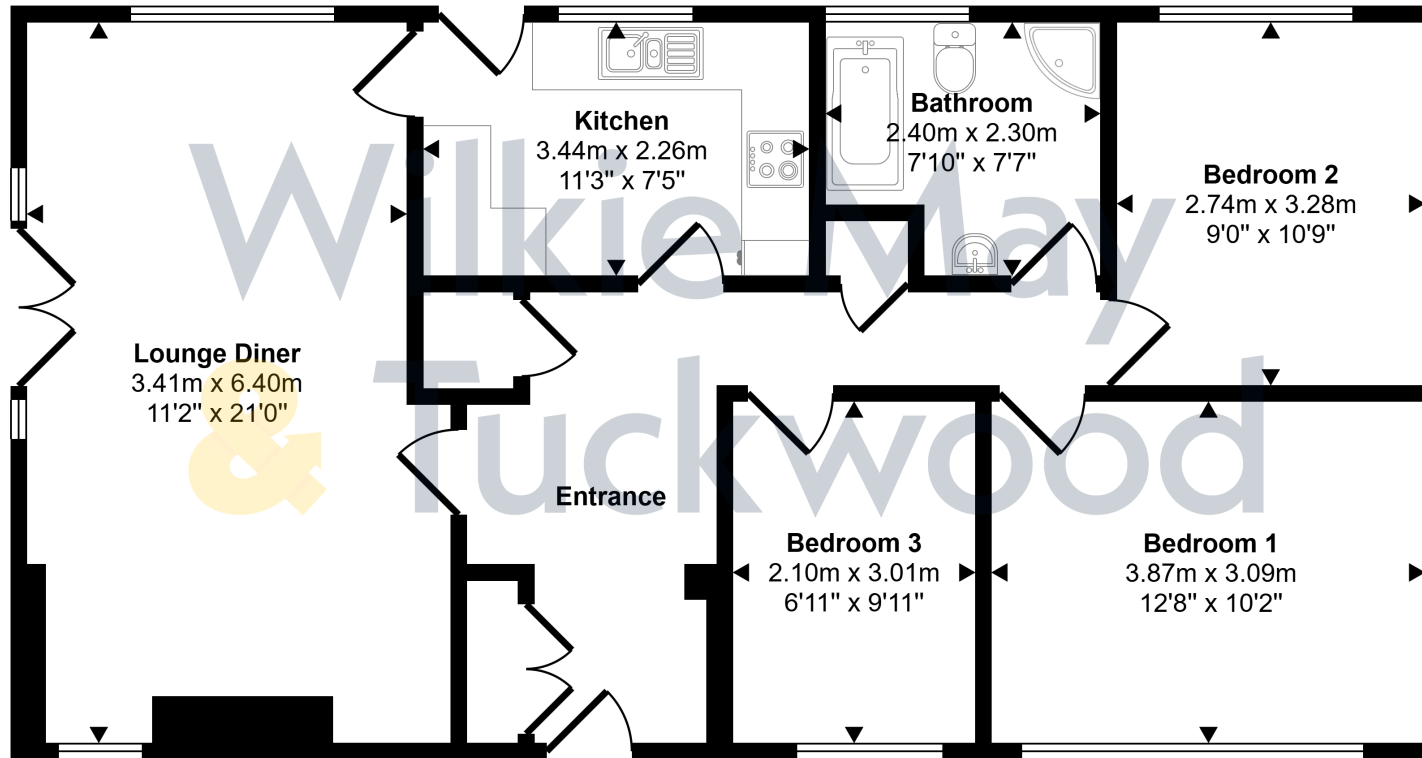
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EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
80 sq m / 865 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

An attractive, three-bedroom detached bungalow situated within a popular residential area of Minehead and on the bus route into town.

Of cavity wall construction under a pitched roof, this property benefits from gas fired central heating and double glazing throughout, a detached double garage, level garden and lovely views towards the surrounding hills.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Popular residential area of Minehead
- 3 bedrooms
- Detached double garage
- Attractive garden
- Pleasant views



Wilkie May & Tuckwood are delighted to be able to offer this detached bungalow.

The accommodation comprises in brief: entrance through front door into hallway with three storage cupboards and doors to all rooms.

The lounge diner is a good-sized, triple aspect room with windows on either end and French doors with windows on either side open out to the garden. There is also a stone fireplace with coal effect gas fire. A door leads through to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated oven with gas hob and extractor hood over, space and plumbing for washing machine and space for tall fridge freezer. There is also a window to the rear and door to the garden.

Bedroom 1 has a window to the front. Bedroom 2 is a double aspect room with windows to the side and rear with lovely views and bedroom 3 also has a window to the front. The bathroom is fitted with a four piece suite.

Outside, there is a driveway off of West Street leading to the double garage (17'4" (8.29m) x 16'5" (5.0m)) which has electric doors, electricity and plumbing for a washing machine and tumble dryer and tap.

At the back of the garage, steps lead down to the garden area which is laid to lawn. There is also level access to the front door leading from Paganel Road or via steps at the front of the garage. At the side of the property there is a small patio area with the remainder of the garden laid to lawn with hedge and fenced boundary.



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: [///grafted.abacus.taxed](http://grafted.abacus.taxed) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 73 Mbps download and 18 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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