



Warden Road

Minehead, TA24 5DS

Price £599,950 Freehold



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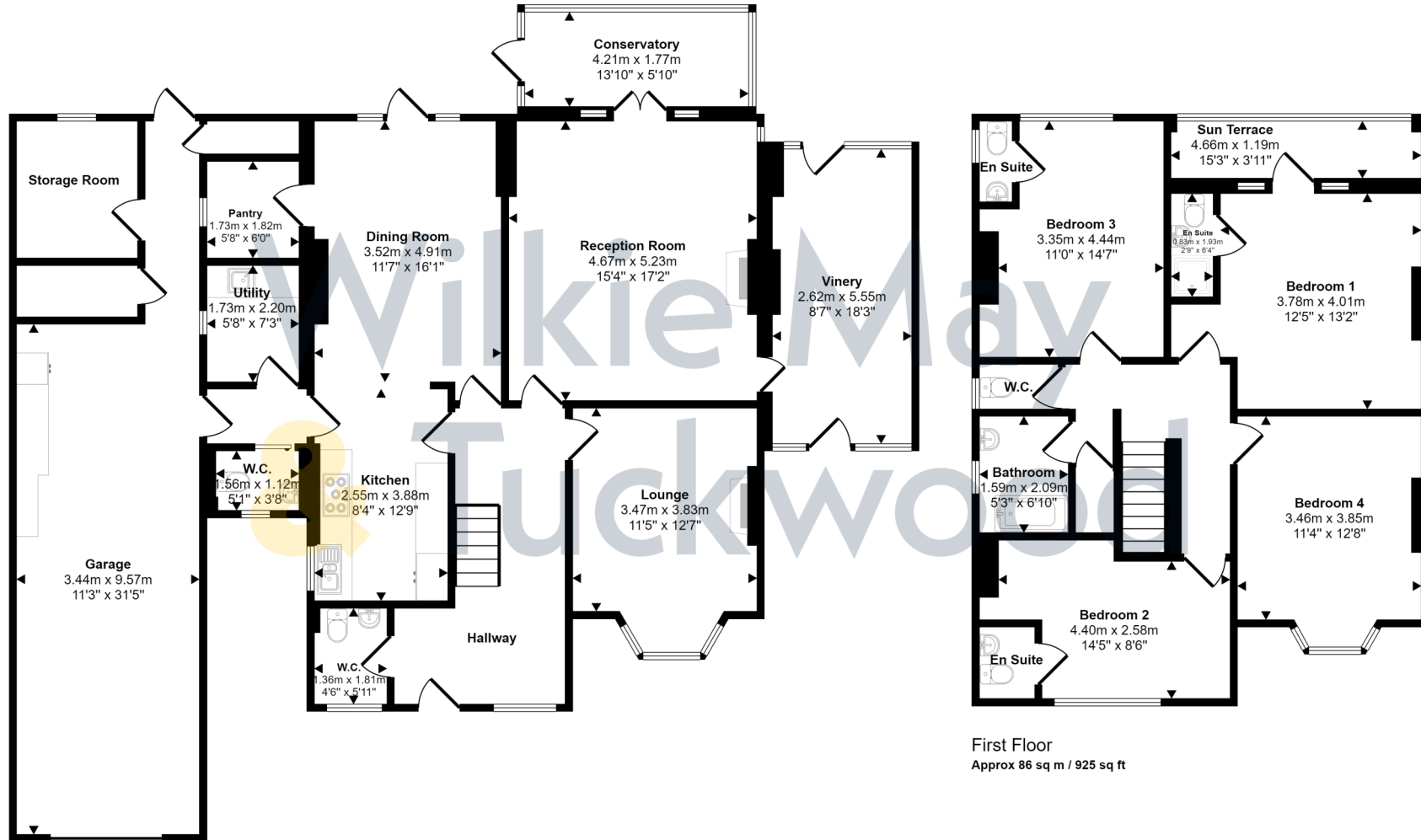
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EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
259 sq m / 2785 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

An immaculately presented and restored 1922 Edwardian style home situated on one of Minehead's most favoured quiet residential roads with an easy and quick level walk into town.

The property retains many original features to include fireplaces, doors and ironmongery, picture rails and hall encaustic tiles. These are complemented by full gas central heating and a modern bathroom and kitchen. The house also benefits from a pantry, a utility, two downstairs WC's, an en-suite shower room, two further en-suite WC's and a sunny enclosed terrace to the master bedroom.

A recently constructed in/out driveway provides parking for three to four cars and a good-sized level garden planted with an interesting variety of perennials will inspire the gardener along with a large vinery and potting area attached to the house.

- NO ONWARD CHAIN
- 4 bedrooms all with en-suites
- Large garage with parking
- Level rear garden
- Easy reach of town centre



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

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, door to fitted wc and doors into the lounge, reception room, dining room and kitchen. The lounge is a very attractive room with bay window to the front and attractive fireplace. The reception room is a large room to the rear with wood effect flooring, fireplace with inset coal effect fire, window to the side and French doors into a conservatory which is glazed on three sides and has a door opening to the garden. From the reception room a door also opens into the vinery which has doors and windows to the front and rear. The dining room is a lovely, light room with door to the garden with the kitchen laid out to the rear. The kitchen is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface, integrated

double oven and gas hob with extractor hood over. From the dining room a door leads into a pantry and from the kitchen a door leads through to an inner hall with door to a utility room, door to a further wc and door into the garage.

To the first floor there is a landing area with doors to bedrooms, bathroom and separate wc. The master bedroom has an en-suite shower room and door out to an enclosed sun terrace overlooking the garden. Bedrooms 2 and 3 have en-suite wc's and bedroom 4 has a bay window to the front. The bathroom is fitted with a modern suite with separate wc alongside.

Outside, to the front there is a large in-out driveway providing off road parking for three to four vehicles leading to the large garage which has three store rooms to the rear and door to the garden.



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: [///offers.squaring.exhaled](#) **Council Tax Band:** F

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:** 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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