



Whitegate Road

Minehead, TA24 5SS

Price £499,950 Freehold



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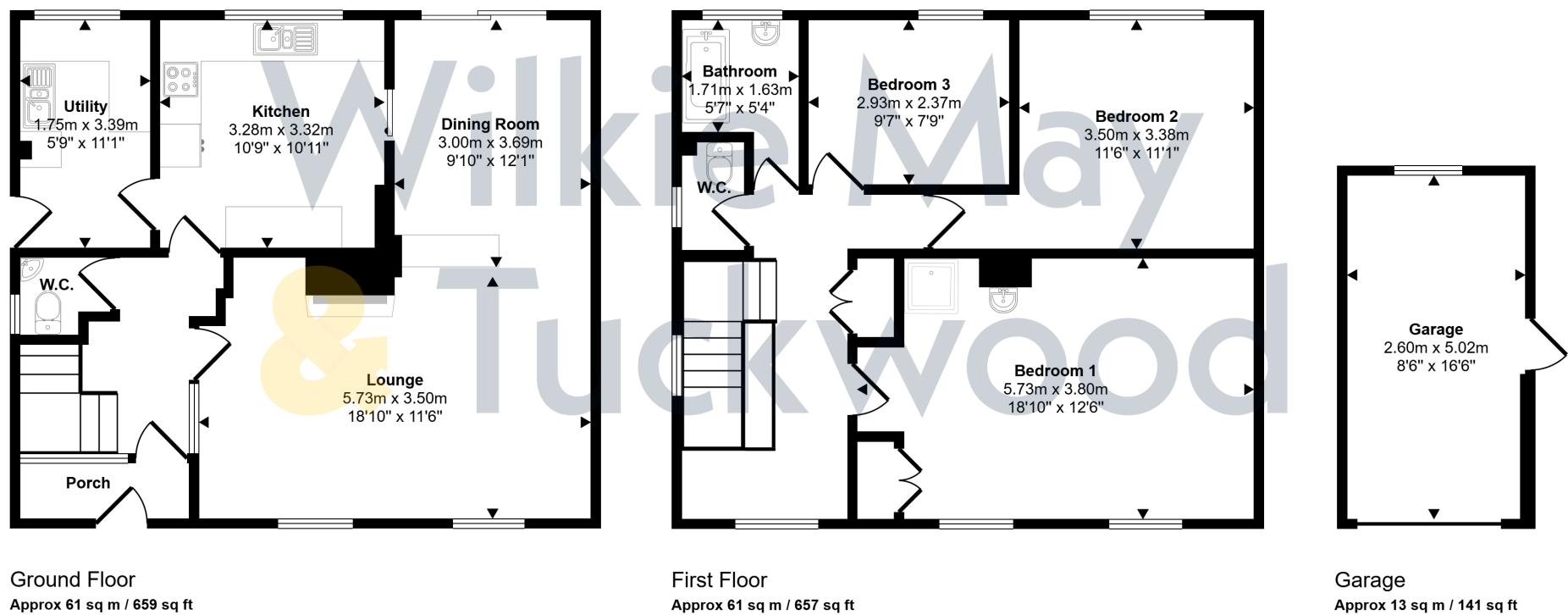
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EPC

**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
135 sq m / 1457 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 attractive three-bedroom detached house situated within one of the most sought-after areas of Minehead.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a cloakroom, utility room, garage with off road parking, attractive level gardens and views from the rear of the first floor towards North Hill.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Sought-after area of town
- 3 bedrooms
- Garage with off road parking
- Attractive level gardens
- Viewing highly recommended



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

The accommodation comprises in brief: entrance through front door into lobby area with door through to the hallway with stairs to the first floor, door to the fitted cloakroom and doors into the lounge and kitchen breakfast room.

The lounge is a large room to the front of the property with two windows overlooking the garden. There is open access to a good-sized dining area which has sliding doors into the kitchen and sliding doors to the rear garden. The kitchen breakfast room is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated double oven, integrated hob with extractor hood over and space with plumbing for a dishwasher. There is also a window overlooking the garden and door through to the utility room which has fitted wall and base units, space and plumbing for a washing machine, window overlooking the garden and door into the



covered area fronting the garage.

To the first floor there is a landing area with boiler cupboard, windows to the front and side and doors to the bedrooms, bathroom and separate wc. The master bedroom is a large room to the front of the property with two windows, fitted shower cubicle and wash hand basin. Bedrooms two and three have aspects to the rear with pleasant views to North Hill.

Outside to the front of the property there is a driveway providing off road parking leading to the garage. The remainder of the front garden is a good sized and predominantly laid to lawn with flower and shrub borders. To the rear immediately outside the dining area there is an attractive covered area with steps leading down to a patio area laid with gravel with inset stepping stones. The rear garden is predominately laid to lawn with flower and shrub borders, a large gazebo at the top of the garden, a smaller one at the bottom and a 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: ///breeding.buzzing.parading **Council Tax Band:** E

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 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

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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.



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