



## Staunton Road

Minehead, TA24 6DX

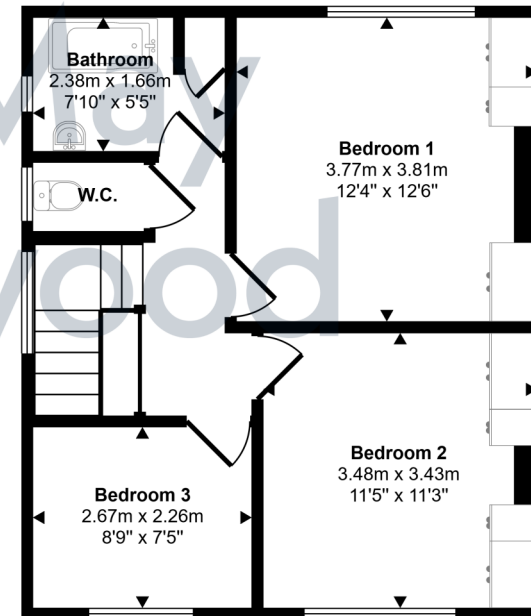
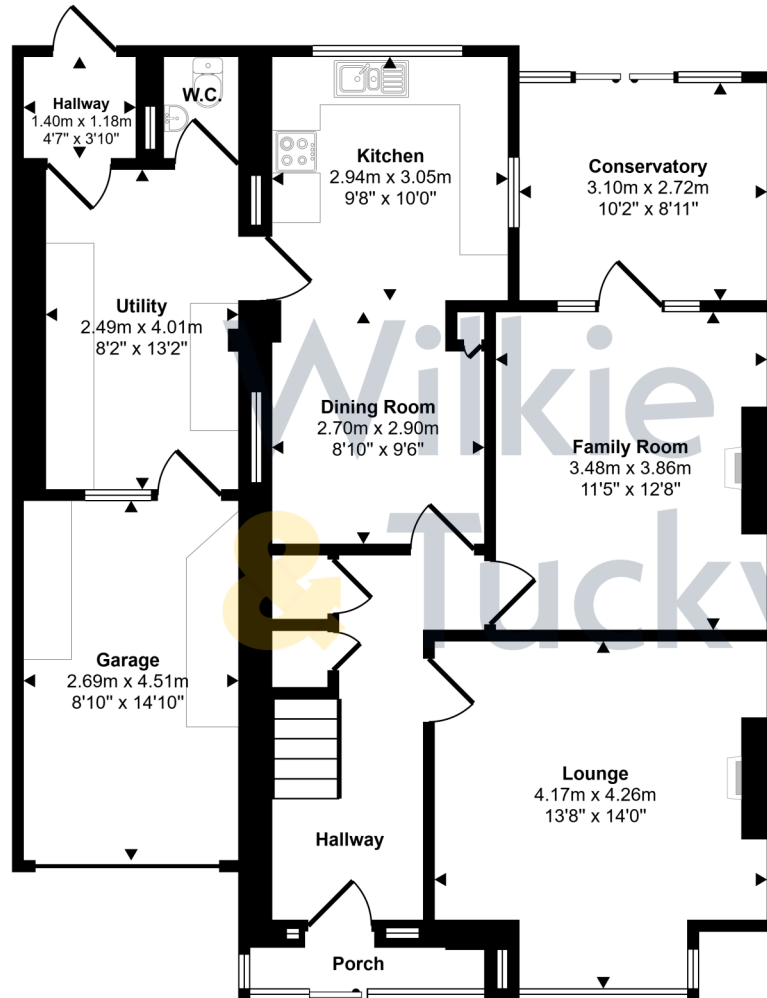
Price £325,000 Freehold



Wilkie May  
& Tuckwood

# Floor Plan

Approx Gross Internal Area  
148 sq m / 1590 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 spacious two reception room, three-bedroom semi-detached house located within a popular residential area on the outskirts of Minehead within easy reach of the shops, schools and other amenities available in Alcombe.

Of cavity wall construction under a pitched roof and although in need of some updating, the property does benefit from partial gas fired central heating, double glazing throughout, a large utility room, a downstairs wc, a conservatory, an integral garage with off road parking, gardens to the front and rear and lovely views from bedroom one and the rear garden towards North Hill.

**The property is offered for sale with NO ONWARD CHAIN.**

- Popular residential area
- 3 bedrooms
- Garage with off road parking
- Gardens to the front and rear
- NO ONWARD CHAIN



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

The accommodation comprises in brief: entrance through sliding door into the porch with door into the hallway which has two understairs cupboards and doors into the lounge, family room and kitchen diner. The lounge is a good-sized room to the front of the property with box bay window and fireplace with inset electric fire. The family room is another good-sized room with fireplace and door opening into the conservatory which has sliding doors to the garden. The kitchen dining room is another spacious room with the kitchen area fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and space for a slot in cooker. There is also a window overlooking the garden and a door to a utility room which has a door to the garage, a door to the fitted downstairs wc and a door into a small hallway which has a door to the rear

garden.

To the first floor there is a landing area with window to the side and doors to the bedrooms, bathroom and separate wc. Bedroom one has an aspect to the rear with lovely views and bedrooms two and three have aspects to the front. The bathroom is fitted with a two piece suite, has a window to the side and a built-in cupboard. There is also a separate wc with window to the side.

Outside, to the front there is a driveway providing off road parking leading to the garage. The remainder of the front garden is laid to lawn. Immediately to the rear of the property there is a patio area with steps rising up to the remainder of the garden which is level with areas laid to lawn, a further patio area and sheds. At the bottom of the garden there is a gate opening to a rear access lane. There are lovely views from the rear garden towards North Hill and St. Michael's Church.



### 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:** [///spends.dope.spillage](http://spends.dope.spillage) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is 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

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 April 2025.. 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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