



Parks Lane

Minehead, TA24 8BX

Guide Price £475,000 Freehold



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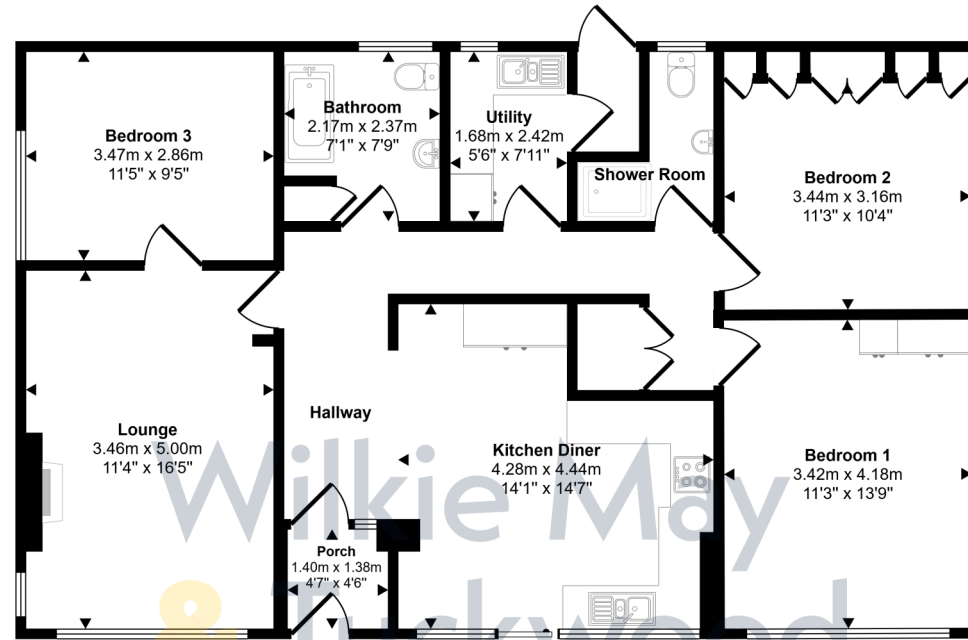
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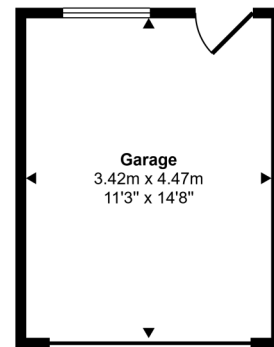
Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
120 sq m / 1294 sq ft



Floorplan
Approx 105 sq m / 1129 sq ft



Garage
Approx 15 sq m / 165 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.

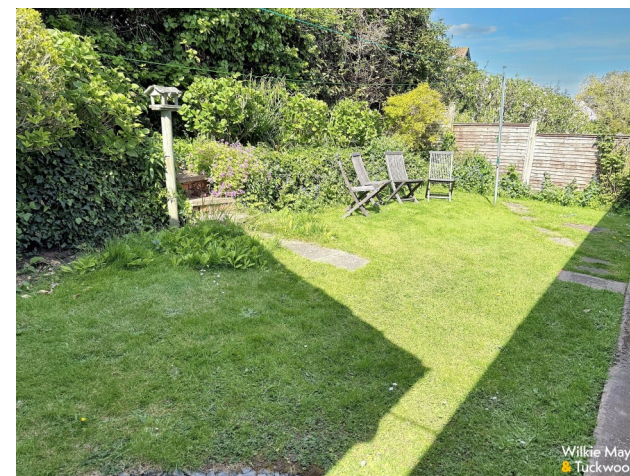
Description

A beautifully presented and fully updated three-bedroom detached bungalow located in a quiet, tucked away position within easy walking distance of Minehead town centre.

Of cavity wall construction under a pitched roof, this lovely property benefits from electric ceiling heating and double glazing throughout, a modern kitchen, a utility room, a bathroom and shower room, a garage with off road parking, delightful gardens and lovely views over the town to the surrounding hills. There is also an array of solar panels on the roof which supplement electricity usage.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Fully renovated by current owner
- 3 bedrooms
- Garage with off road parking
- Delightful gardens
- Lovely views



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

The accommodation comprises in brief: entrance through front door into porch with door through to a spacious hallway which has a large airing cupboard, open access to the kitchen diner and doors to all other rooms. The kitchen diner is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surround, integrated hob with extractor hood over, integrated Neff double oven and integrated dishwasher. There is also wood flooring, adequate space for a dining table and chairs, windows overlooking the garden and sliding doors leading out to a patio area. There is also a fitted utility room which has a window to the rear and door to a rear hallway with door to the rear garden. The lounge is a good-sized, double aspect room with large window to the front designed to take full advantage of the lovely

views and a smaller window to the side. There is also a fireplace with inset wood burning stove and an array of fitted units.

Bedroom one is another good-sized, double aspect room with large window to the front affording lovely views and a smaller one to the side. There is also a fitted wardrobe. Bedroom two has an aspect to the side with fitted wardrobes and bedroom three also has an aspect to the side. Both the bathroom and shower room are fitted with modern three piece suites.

Outside, immediately to the front of the property there is a block paved patio area enjoying wonderful views over the garden to the surrounding countryside. The front garden is of a good size and predominantly laid to lawn with a flower bed and hedge boundaries. To the rear there is a further area of garden also laid to lawn. The property also benefits from a garage with off road parking.



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 electric fired ceiling heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: [///shirt.torches.distorts](http://shirt.torches.distorts) **Council Tax Band:** E

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 May 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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