



The Homestead

Minehead, TA24 6TW

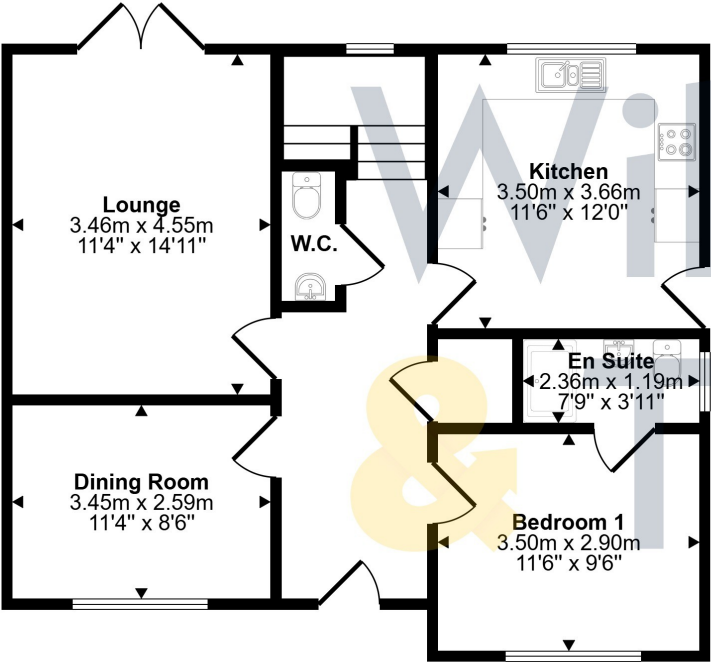
Price £515,000 Freehold



Wilkie May
& Tuckwood

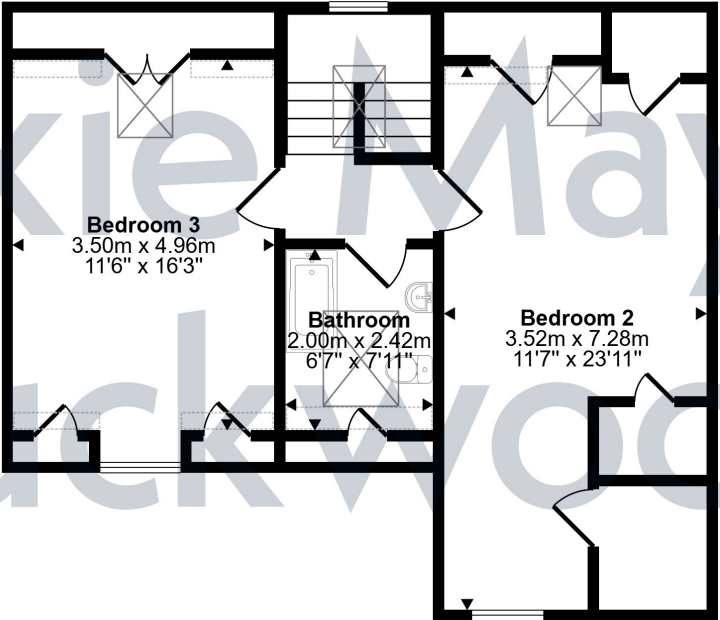
Floor Plan

Approx Gross Internal Area
167 sq m / 1798 sq ft

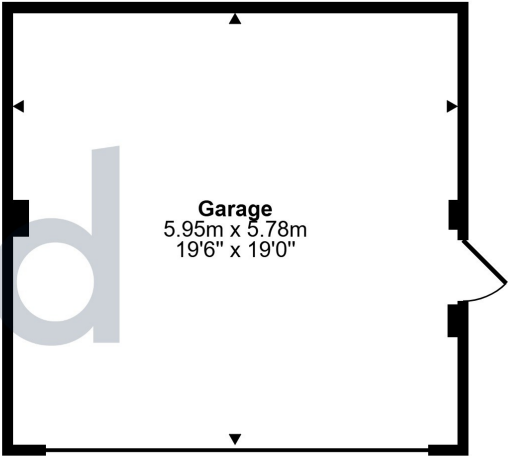


Ground Floor
Approx 70 sq m / 751 sq ft

Denotes head height below 1.5m



First Floor
Approx 63 sq m / 677 sq ft



Garage
Approx 34 sq m / 370 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 modern, beautifully presented, two reception room, three-bedroom detached chalet bungalow situated within a small development on the outskirts of Minehead.

The property benefits from gas fired under floor heating on the ground floor, central heating on the first floor, double glazing throughout, a ground floor bedroom with en-suite shower room, a cloakroom, a double garage with off road parking and attractive garden.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Outskirts of Minehead
- 3 bedrooms, one with en-suite
- Double garage with parking
- Attractive level garden
- Viewing highly recommended



Wilkie May & Tuckwood are pleased to present this well-appointed and attractively designed modern property, offering spacious and versatile accommodation across two floors.

Upon entering the home, you are welcomed by a generous entrance hallway featuring a contemporary staircase with stylish glass panelling, creating a bright and open feel. The hallway also includes a useful under-stairs storage cupboard and provides access to a fitted cloakroom, along with doors leading to the lounge, dining room, kitchen, and a ground floor bedroom. The lounge is a spacious and light-filled room, enhanced by French doors opening directly onto the rear garden, adding a seamless connection between indoor and outdoor living. Adjacent, the dining room enjoys a front aspect.

The kitchen is well-equipped with a comprehensive range of modern wall and base units, incorporating a sink and drainer set within a work surface, complemented by tiled splash backs. Integrated appliances include a gas hob with extractor hood, a built-in single oven with integrated microwave above, dishwasher, washing machine, and a fridge freezer. A rear-facing window and a door to the garden provide both natural light and convenient access to the outdoor space.

The ground floor bedroom features a front aspect window and benefits from a modern en-suite shower room, fitted with a large shower cubicle, a white wash basin with vanity cupboard beneath, and a low-level WC—offering a well-appointed and private space for guests or accessible living.

On the first floor, the landing provides access to two well-proportioned bedrooms and the family bathroom. The master bedroom is a particularly generous space, featuring a front-facing window, Velux window, and multiple eaves storage cupboards. The second bedroom has similar features with a front aspect window, Velux window, and further eaves storage. The family bathroom is fitted with a modern three-piece suite and includes a Velux window and built-in storage.

Externally, the property is approached via a shared driveway serving just three homes and accessed from Bircham Road. The home benefits from a double garage with an electric up-and-over door, positioned to the side of the property, along with off-road parking directly in front. The gardens extend to two sides of the house and are mainly laid to lawn, bordered by fencing, mature flower beds, and patio seating areas. The outdoor space enjoys a high degree of privacy and space to unwind.



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: **///orange/butchers/reckon** **Council Tax Band:** E

Broadband and mobile coverage: We understand that there is good 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/>

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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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