



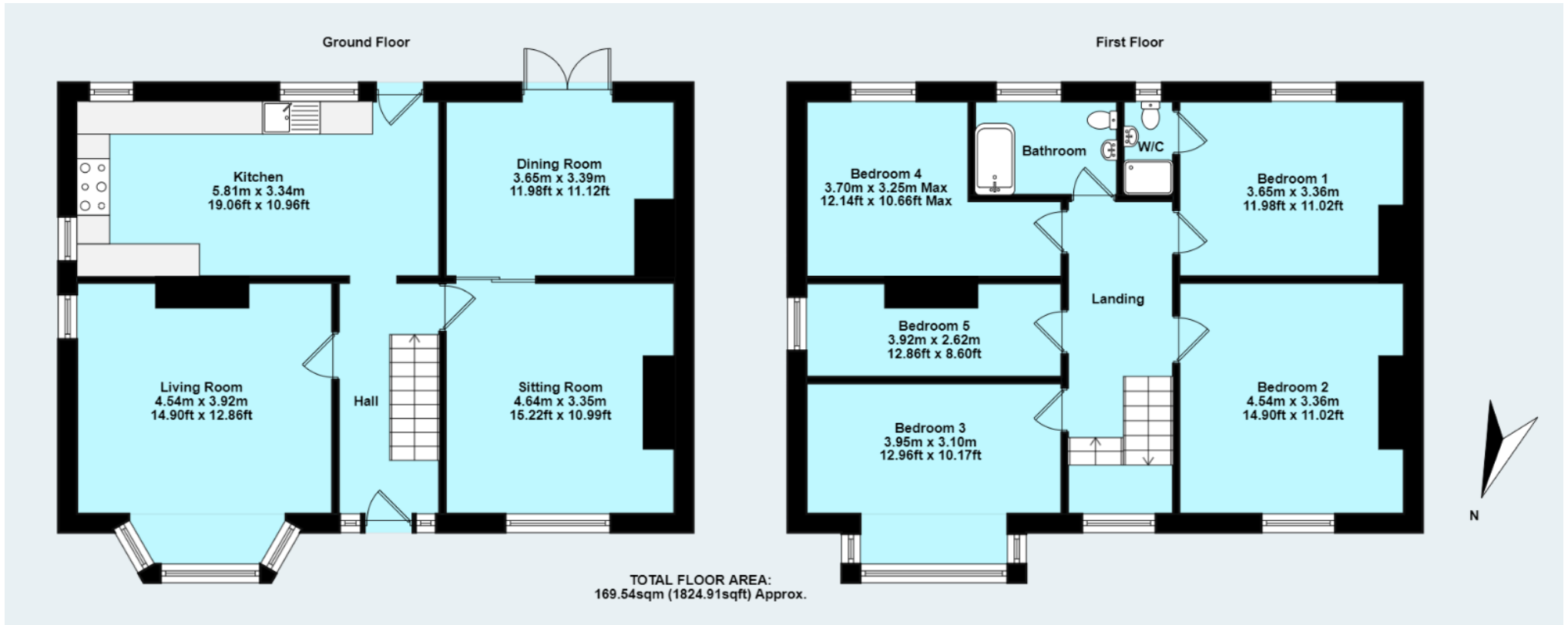
Queens Road

Minehead, TA24 5DZ
£465,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



Description

A well presented and spacious three reception room, five bedroom semi-detached House with level rear garden, double garage accessed from a service lane to the rear and parking to the front, situated within a popular residential area of Minehead with lovely views over the recreation ground towards North Hill.

Other benefits include gas fired central heating and double glazing throughout together with an en-suite to the master bedroom.

- Five Bedrooms
- Three reception rooms
- Easy reach of the town centre
- Garage and parking
- Pleasant views from the front



THE ACCOMMODATION COMPRISES IN BRIEF: entrance into HALLWAY with stairs to the first floor and under stairs cupboard.

LIVING ROOM: large double aspect room with bay window to the front and window to the side, picture rail and feature fireplace with inset wood burning stove.

KITCHEN/BREAKFAST ROOM: modern fitted kitchen, inset twin sink unit, integrated dishwasher, space for range cooker, fridge freezer and washing machine, two windows to the rear, one to the side and door to the garden.

SITTING ROOM: window to the front, feature fireplace and door into,

DINING ROOM: with French doors to the rear garden and fitted cupboard with display shelving.

FIRST FLOOR LANDING: spacious area with window to the front.

BEDROOMS: two of the bedrooms have aspects to the rear, two to the front and one to the side with the master having an EN-SUITE SHOWER ROOM.

BATHROOM: modern fitted suite.

OUTSIDE: to the rear there is an attractive level garden laid to lawn with path leading to a pedestrian door into the GARAGE which is accessed from a rear lane.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

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

Property Location: [///sanded.sport.funky](#)

Council Tax Band: D

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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH

