

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



RINGMEAD

Whitegate Road, Minehead TA24 5SS



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A spacious four reception room, five double bedroom detached house situated within a sought-after residential area of Minehead.

The property retains many original features to include wooden skirting and picture rails throughout, oak floor in the entrance hall and breakfast room and original doors into all rooms.

Benefits also include double glazed windows to the majority of the windows, gas fired central heating throughout, an array of solar panels on the roof to supplement the electric costs together with a battery storage system, a utility room, cloakroom, shower room and bathroom on the first floor, an integrated garage, extensive off road parking, lovely gardens to the front and rear and pleasant views from the front of the property towards North Hill and the coast.

Internal viewing is highly recommended to appreciate the accommodation offered.

ACCOMMODATION



The accommodation comprises in brief: Entrance through front door into Lobby area with door through to the, Entrance Hall - an attractive area with stairs to the first floor, storage cupboard and understairs storage, window into the Sitting Room and doors into the Dining Room, Kitchen and, Sitting Room - very attractive, double aspect room with bay window to the rear, window to the side and beautiful Minster fireplace with open fire. A glazed door leads into the, Sunroom - which is glazed on three sides affording lovely views over the garden, French door opening to the garden, tiled floor and door to, Dining Room – large, double aspect room with two windows to the front and single glazed

window to the side.

Kitchen/Breakfast Room - lovely, double aspect room with kitchen area fitted with a range of wall and base units, inset twin stainless steel sink and drainer incorporated into work surface with tiled surrounds, integrated electric double oven and fridge freezer, space for microwave, space and plumbing for dishwasher, tiled floor in the kitchen area, wooden floor in the Breakfast Room area and walk-in pantry housing the solar storage battery. A door leads through to the,

Utility Room - with window and door to the rear, built-in unit with inset stainless-steel sink and drainer, space for tall fridge freezer, plumbing and space for washing machine, heated towel rail, space for tumble dryer, tiled floor, door to Garage and door to,



Cloakroom - low level WC, vanity unit wash hand basin and obscured window to the rear.

First Floor Landing - with access to roof space, airing cupboard housing hot water tank, window to the front with lovely views and doors to the Bedrooms, Bathroom and Shower Room.

Bedroom - double aspect room with windows to the rear and side and vanity unit wash hand basin.

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Bedroom - window to the front with views to North Hill and the coast.

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Bathroom - suite comprising panel enclose bath with Mira shower over, pedestal wash hand basin, low level WC, heated towel rail and obscured window to the side.

Shower Room - shower cubicle with mains shower over, low level WC, vanity unit wash hand basin, heated towel rail and obscured window to the front.



OUTSIDE

The property is approached from Whitegate Road over a driveway providing for off road parking leading to the GARAGE. The remainder of the front garden is laid to lawn with flower and shrub borders. The rear garden is a particular feature of the property with a large patio area immediately outside the sunroom and stretching the entire width of the house with steps leading up to the remainder of the garden which is predominantly laid to lawn with flower and shrub borders, a vegetable plot and an attractive sunken seating area with pond. Other features include greenhouse, and several sheds with power, a raised gazebo area with wonderful views towards the North Hill and the sea.

SITUATION: Nestled between the slopes of Exmoor and the sea, Minehead is a popular and beloved coastal resort located in West Somerset. The town boasts a wide range of attractions, making it a desirable destination for both locals and tourists alike. Visitors can enjoy the beautiful beach, promenade, and harbour, as well as the stunning gardens and colourful, treelined avenue with a variety of shops and services. The area is dominated by the wooded slopes of North Hill, adding to the charm of the surroundings. Minehead is widely renowned for its exceptional natural beauty, and visitors can take advantage of the superb walking opportunities over the moorland, through the woodlands, and along the coast. With so much to offer, it's no wonder that Minehead is one of West Somerset's most treasured coastal towns.

DIRECTIONS: What3Words: [///breeding.buzzing.parading](#)

ACCOMMODATION

(all measurements are approximate)

ENTRANCE HALL

SITTING ROOM 24'9" (7.55m) x 16' (4.88m)

SUNROOM 23'6" (7.17m) max. x 14'9" (4.50m) max.

DINING ROOM 21'10" (6.66m) x 14'2" (4.33m)

KITCHEN 16' (4.88m) x 11' (3.35m)

BREAKFAST ROOM 11' (3.35m) x 11' (3.35m)

UTILITY ROOM 14'11" (4.55m) x 9'4" (2.85m)

FIRST FLOOR LANDING

BEDROOM 16' (4.88m) x 11' (3.35m)

BEDROOM 13' (3.96m) x 12'1" (3.68m)

BEDROOM 12'1" (3.68m) x 8'11" (2.72m)

BEDROOM 11' (3.35m) x 11' (3.35m)

BEDROOM 11' (3.35m) x 11' (3.35m)

BATHROOM

SHOWER ROOM

GARAGE 18'3" (5.55m) x 15'7" (4.75m)

GENERAL REMARKS AND STIPULATIONS:

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

Services: Mains water, electricity and drainage are connected. Gas fired central heating.

Council Tax Band: G

Broadband and mobile coverage: We understand that there is likely 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: Low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely

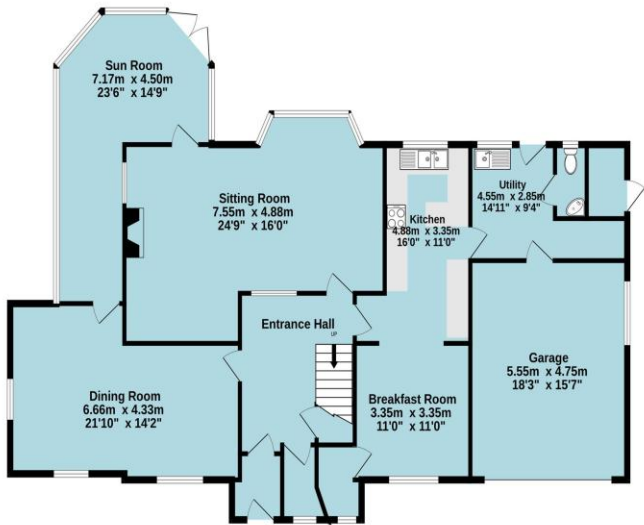
Groundwater: Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on

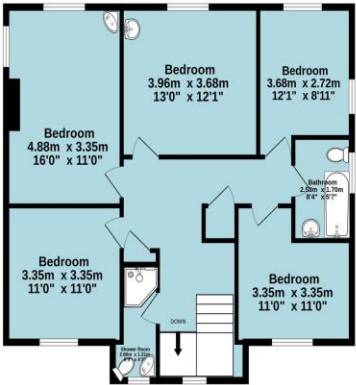
<http://www.somersetwestandtaunton.gov.uk/asp/>

FLOORPLAN

Ground Floor
163.0 sq.m. (1755 sq.ft.) approx.

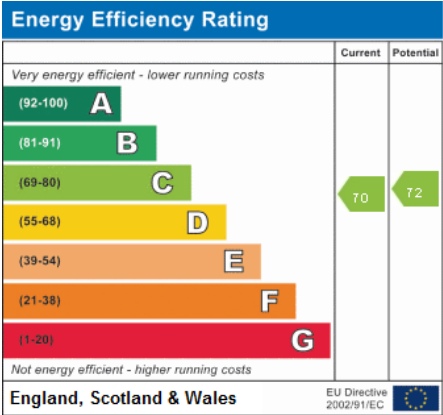


1st Floor
90.0 sq.m. (969 sq.ft.) approx.



TOTAL FLOOR AREA : 253.0 sq.m. (2723 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RINGMEAD

Whitegate Road, MINEHEAD TA24 5SS

GUIDE PRICE: £745,000



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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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