



Staunton Rise

Minehead, TA24 6DB

Guide £489,950 Freehold



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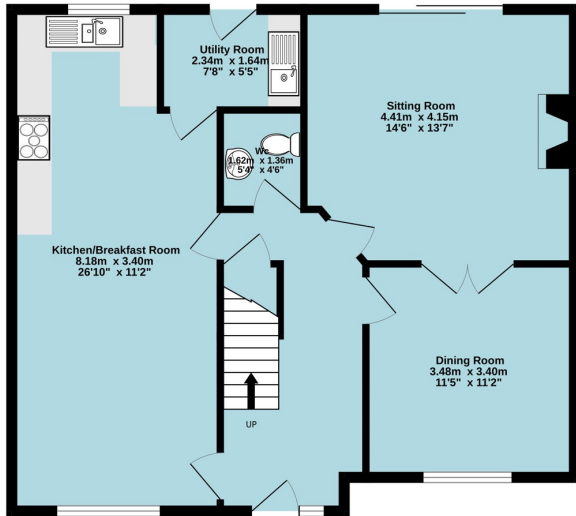


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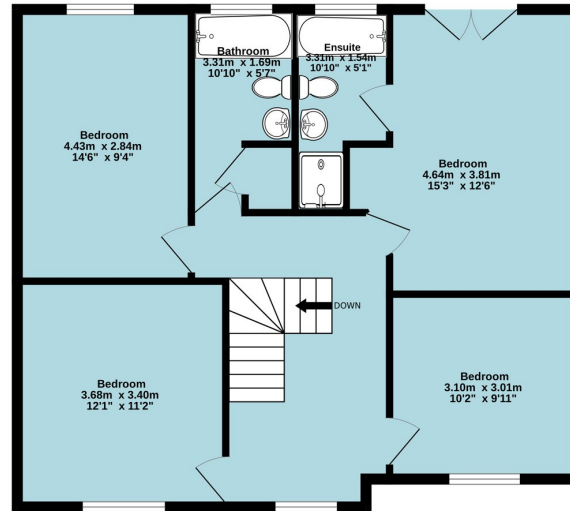
Wilkie May
& Tuckwood

Floor Plan

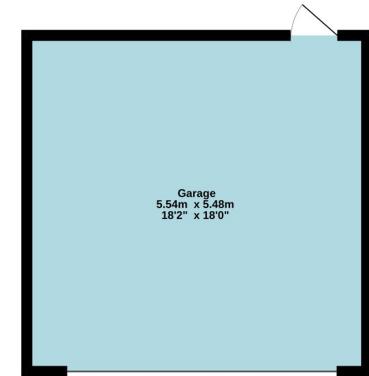
Ground Floor
72.3 sq.m. (779 sq.ft.) approx.



1st Floor
72.8 sq.m. (783 sq.ft.) approx.



Garage
30.3 sq.m. (327 sq.ft.) approx.



TOTAL FLOOR AREA : 175.5 sq.m. (1889 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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Description

A spacious two reception room, four-bedroom detached House with double garage, off road parking, attractive gardens and wonderful panoramic views situated within a popular residential area on the outskirts of Minehead.

The property also benefits from gas fired central heating and double glazing throughout, a cloakroom, a utility room, an en-suite to the master bedroom together with a Juliet balcony to take advantage of the wonderful views.

- Wonderful panoramic views
- Detached Double Garage with parking
- Good-sized garden
- 4 Double-Bedrooms
- Spacious accommodation



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into HALLWAY with karndean flooring, stairs to the first floor, door to fitted CLOAKROOM and doors to,

SITTING ROOM: good-sized room to the rear of the property with sliding patio doors to the garden, feature stone fireplace with inset fire and glazed double doors into the,

DINING ROOM: with window to the front.

KITCHEN/BREAKFAST ROOM: large double aspect room with windows to the front and rear, modern fitted kitchen with integrated range cooker with extractor hood over, space and plumbing for dishwasher and space for tall fridge freezer. Door to,

UTILITY ROOM: with fitted sink and drainer, space and plumbing for washing machine and door to the garden.

FIRST FLOOR LANDING: large galleried landing area with window to the front.

BEDROOMS: the master bedroom has double doors opening to a Juliet balcony designed to take full advantage of the lovely views. There is also an en-suite, four piece BATHROOM. Two of the remaining bedrooms have aspects to the front and one to the rear with lovely views.

BATHROOM: fitted with a modern three piece suite.

OUTSIDE: to the side of the property there is a driveway providing for off road parking leading to the DETACHED DOUBLE GARAGE. One side of the front garden is laid to lawn with inset trees and shrubs with the other side laid to gravel. The rear garden is of a good size predominantly laid to lawn with a patio area and enjoying wonderful coastal views.



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: [///croak.splints.com/comfort](http://croak.splints.com/comfort) **Council Tax Band:** E

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1000 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

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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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