



Abbots Way

Minehead, TA24 8UF

Guide £625,000 Freehold



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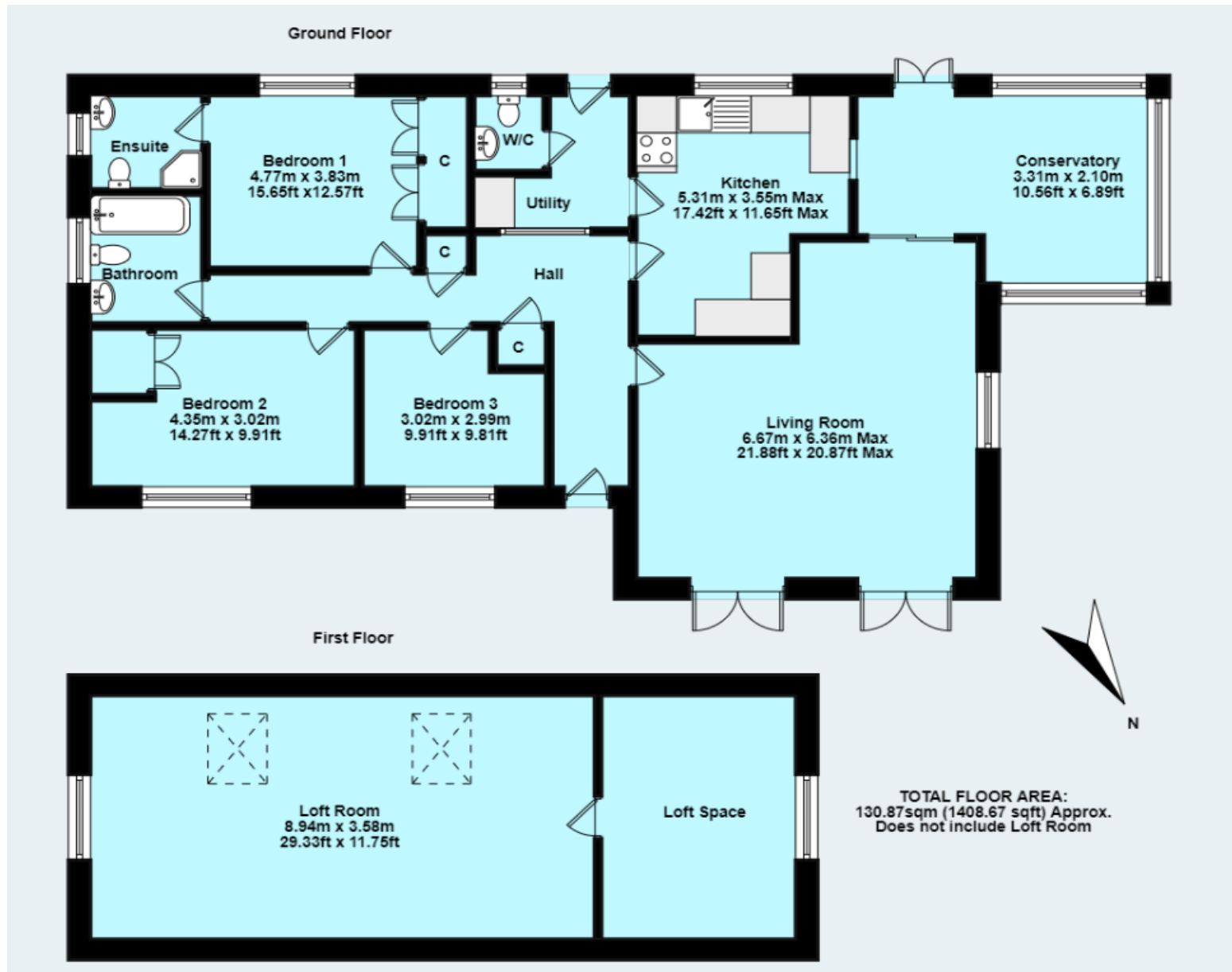
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EPC

Wilkie May
& Tuckwood

Floor Plan



Description

A spacious three-bedroom detached Bungalow situated within a sought-after residential area, on the outskirts of Minehead enjoying wonderful panoramic views over the surrounding countryside and offered for sale with NO ONWARD CHAIN.

The property has the benefit of a large paddock to the rear, with potential for development with the necessary planning consent. Other benefits include gas fired central heating and double glazing throughout, an integrated double garage with plentiful off road parking, a conservatory, a utility room, an en-suite to the master bedroom, a terrace to take full advantage of the lovely views and attractive rear garden.

- Wonderful panoramic views
- 3 Bedrooms
- Double garage with off road parking
- Conservatory, utility and en-suite
- Large adjoining paddock
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: steps up to the front door leading into the ENTRANCE HALL with doors to all principal rooms, cloaks cupboard, airing cupboard and access to the large loft area.

LIVING/ DINING ROOM: large double aspect room with two sets of patio doors to the front opening out to the terrace to take full advantage of the wonderful views and patio door to the rear into the CONSERVATORY which has a door to the garden.

KITCHEN: fitted farmhouse style kitchen with integrated oven and hob, Aga and dishwasher, window with views over the rear garden and door to the UTILITY ROOM with plumbing for washing machine, wc and door to the garden.

BEDROOMS: one with fitted mirrored wardrobes, window to the rear and door to EN-SUITE SHOWER ROOM and the others with wonderful views to the front.

BATHROOM: fitted three piece suite.

OUTSIDE: the property is approached through gated access from Abbots Way with a driveway leading up to the bungalow providing off road parking for several vehicles leading to the double garage. To the rear there is a terraced garden inset with various shrubs and trees and summerhouse. The driveway continues to the side of the property leading to the large paddock which enjoys wonderful views over the surrounding countryside.



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: [///electric.linked.outcasts](#)

Council Tax Band: F

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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.