



## Tivington

Minehead, TA24 8ST

Guide £500,000 Freehold



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EPC

Wilkie May  
& Tuckwood

# Floor Plan



# Description

A substantial four bedroom detached property situated in a small hamlet of seven properties in a rural location within the Exmoor National Park equidistant between Minehead and Porlock.

Built in the grounds of a former isolation hospital, Pinecrest has been a much loved family home which is now in need of modernisation.

The property enjoys magnificent countryside views of the surrounding farm and woodland together with a good-sized garden designed to take full advantage of the lovely views.

Other benefits include a large detached garage and off road parking.

- Rural location
- 4 Bedrooms
- Good-sized garden
- Magnificent views
- Garage with parking
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: FIRST FLOOR LANDING: with windows to the front entrance through front door into PORCH with and rear, access to roof space and airing cupboard.

LOUNGE: full height bay window to the front with magnificent views and door opening out to the garden. Door to OFFICE.

DINING ROOM: double aspect room with lovely views, feature fireplace and ceiling coving.

KITCHEN/BREAKFAST ROOM: good-sized double aspect room with fitted kitchen. There is also a separate PANTRY.

From the HALLWAY a door leads to a REAR ENTRANCE PORCH with French doors to the garden.

BEDROOMS: one with an aspect to the front, one to the side and two to the rear.

SHOWER ROOM: shower cubicle, vanity wash hand basin and SEPARATE WC.

OUTSIDE: the property is approached over a tarmac driveway providing off road parking. Steps from the driveway lead to the front garden which is predominantly laid to lawn and enjoys lovely countryside views. To the rear there is a smaller lawned garden with a greenhouse. There is also a separate area of garden with hard standing fronting the DETACHED GARAGE and a further area of lawn.



### GENERAL REMARKS AND STIPULATION

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

**Services:** Mains electricity, private water supply and septic tank drainage.

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

**Property Location:** [///discusses.delivers.smart](#)

**Council Tax Band:** F

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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

