



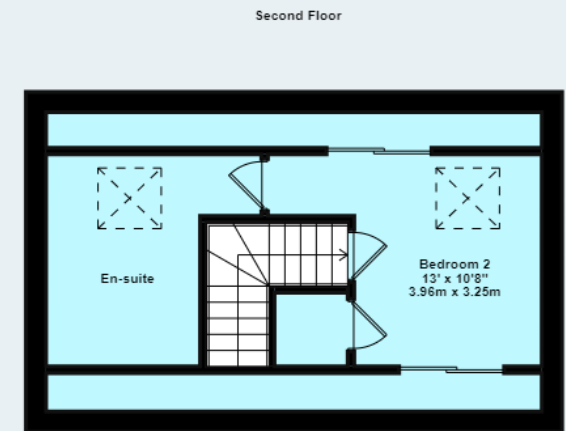
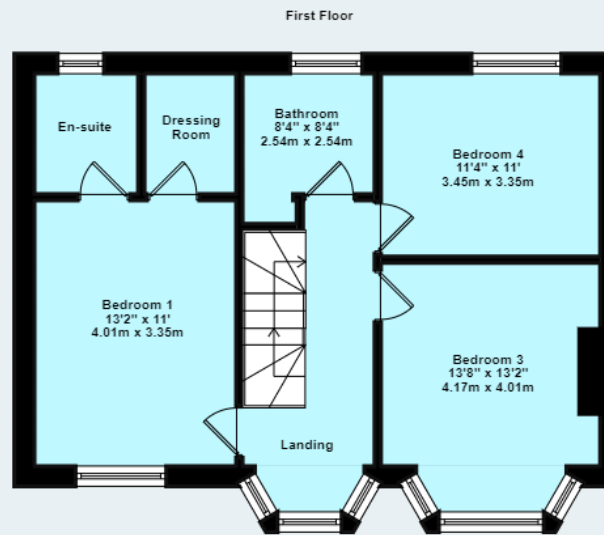
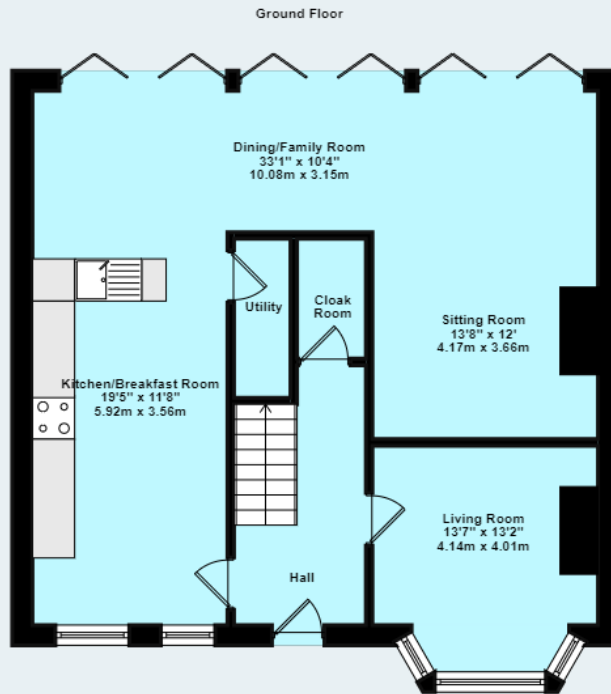
West Park

Minehead, TA24 8AW
£538,000 Freehold



Wilkie May
& Tuckwood

Floor Plan



TOTAL FLOOR AREA:
206sqm (2217.36sqft) Approx.

Description

A stunning four double bedroom semi-detached House situated in this popular area of Minehead within easy walking distance of town centre amenities.

The property benefits from a large, open plan Howdens kitchen/family/dining room plus an open sitting area, a separate living room, a utility room, cloakroom, an en-suite and dressing room to the master bedroom and an en-suite to the second floor bedroom.

Other benefits include gas fired central heating and double glazing throughout together with underfloor heating in the open plan area.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Beautifully presented throughout
- 4 Bedrooms two with en-suite
- Good-sized garden and parking
- Modern Kitchen and Bathroom
- High quality fittings throughout



This delightful 1930's semi-detached home offers tremendously light and airy accommodation throughout together with high quality fixtures and fittings to include oak doors, oak flooring and the underfloor heating.

The property has been extended to both the side and rear with a luxurious kitchen with many integrated appliances leading to a seating area and a wraparound dining area leading to a further seating area. From the dining area three sets of bi-folding doors open out to the garden.

There is also a utility room, cloakroom and a separate cosy living room.

To the first floor there are three of the four bedrooms with the master enjoying pleasant views towards Woodcombe Combe, an en-suite and a dressing room. The family

bathroom is also on the this floor.

The fourth bedroom is on the second floor, also with an en-suite shower room.

Outside, to the front of the house there is off road parking for up to five cars.

Immediately to the rear there is a decked area accessed through the bi-folding doors. The decking area was renewed two years ago and is approximately 1000 sq. ft in size providing ample space for family events. The remainder of the garden is laid to lawn with inset trees. There is also access to the rear garden along the side of the house and a gate to the rear of the garden.

At the bottom of the garden there is a large workshop/studio, extending to 350 sq. ft, which has power and light.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty.

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: **///under.unzipped.propose**

Council Tax Band: F

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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