

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



SOUTH GLEBE

Winsford, Minehead, Somerset TA24 7JF



SOUTH GLEBE

A very attractive three-bedroom semi-detached house situated within the sought-after Exmoor National Park village of Winsford.

The property benefits from oil fired central heating and double glazing throughout, a utility room, cloakroom, garage with parking, garden and wonderful countryside views.

Also included with the property is a small paddock situated in front of the house.

ACCOMMODATION



The spacious accommodation comprises in brief: entrance through glazed double doors with windows on either side into a good-sized Porch with window to the kitchen/dining room. A door then leads through to the Hallway with doors to all principal accommodation, door to the garden and stairs to the first floor with upstairs cupboard. **Cloakroom** – with suite comprising WC and wash hand basin. There is also a window to the side. **Sitting Room** – lovely, double aspect room with two windows to the side overlooking the garden

and one to the front with lovely countryside views. There is also a fireplace with inset wood burning stove.

Kitchen/Dining Room – large, double aspect room with windows to the front and three to the rear. The kitchen area is fitted with modern wall and base units, one and half bowl sink and drainer incorporated into work surface with tiled surrounds, integrated electric Everhot double oven with hot plate and extractor hood over, integrated fridge and integrated dishwasher.



There is also attractive wood effect flooring throughout.

Utility Room – has a window to the side, a continuation of the wall and base units, integrated sink and drainer, space and plumbing for washing machine, space for freezer and space for fridge freezer.

First Floor Landing – spacious landing with velux window.

Bedroom One – large double aspect room with windows to the front and rear and attractive beamed ceiling.

Bedroom Two – another large room with window to the front and attractive beamed ceiling.

Bedroom Three – with window to the rear.

Bathroom – four-piece suite comprising corner bath, separate shower cubicle, wash hand basin and WC. There is also a storage cupboard and obscured window to the rear.



OUTSIDE

The property is approached over a private driveway shared with four other properties. Accessed from the hallway there is a wraparound patio area affording views from the front over the paddock and surrounding countryside. To the side there is a further seating area with the remainder of the garden planted with trees and shrubs. There is also a detached single garage with a large shed attached to it.

The paddock is accessed through a gate opposite the property and is grassed with inset shrubs.

SITUATION

Winsford is an attractive village in the heart of the Exmoor National Park. The village itself has a well-renowned pub, the Royal Oak, a village hall and the Grade I listed St. Mary Magdalene Church. The world famous Tarr Steps is located close by as is the Exmoor Pony Centre, Dunkery Beacon and Wimbleball Lake.

DIRECTIONS

What3Words: ///flops.keys.squirts

ACCOMMODATION

PORCH

HALL

CLOAKROOM

SITTING ROOM 15' (4.58m) x 14'10" (4.53m)

KITCHEN/DINING ROOM 22'1" (6.73m) x 15'4" (4.68m)

UTILITY ROOM 9'5" (2.86m) x 7'6" (2.28m)

FIRST FLOOR LANDING

BEDROOM ONE 16'3" (4.95m) x 16' (4.88m)

BEDROOM TWO 15'1" (4.60m) x 14'7" (4.45m)

BEDROOM THREE 10' (3.04m) x 8'1" (2.46m)

BATHROOM

GARAGE 19'3" (5.88m) x 11' (3.36m)

SHED 11' (3.36m) x 11' (3.36m)

(all measurements are approximate)

GENERAL REMARKS AND STIPULATIONS

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

Services: Bore hole water supply, septic tank drainage and mains electricity. Oil fired central heating.

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: Medium 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>

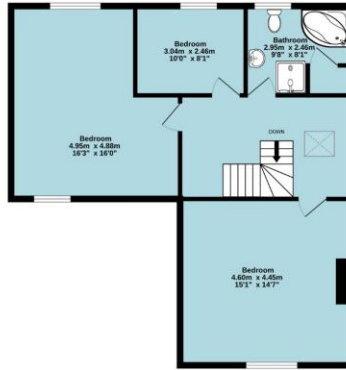
Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

FLOORPLAN

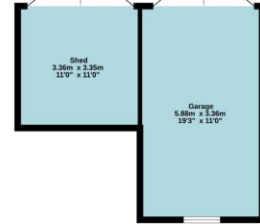
Ground Floor
65.5 sq.m. (706 sq.ft.) approx.



1st Floor
71.3 sq.m. (767 sq.ft.) approx.



Outbuilding
31.0 sq.m. (334 sq.ft.) approx.



TOTAL FLOOR AREA : 167.8 sq.m. (1806 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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GUIDE PRICE: £599,950



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Photographs taken and details prepared October 2023.

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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