



Summerland Avenue

Minehead, TA24 5BN
£325,000 Freehold



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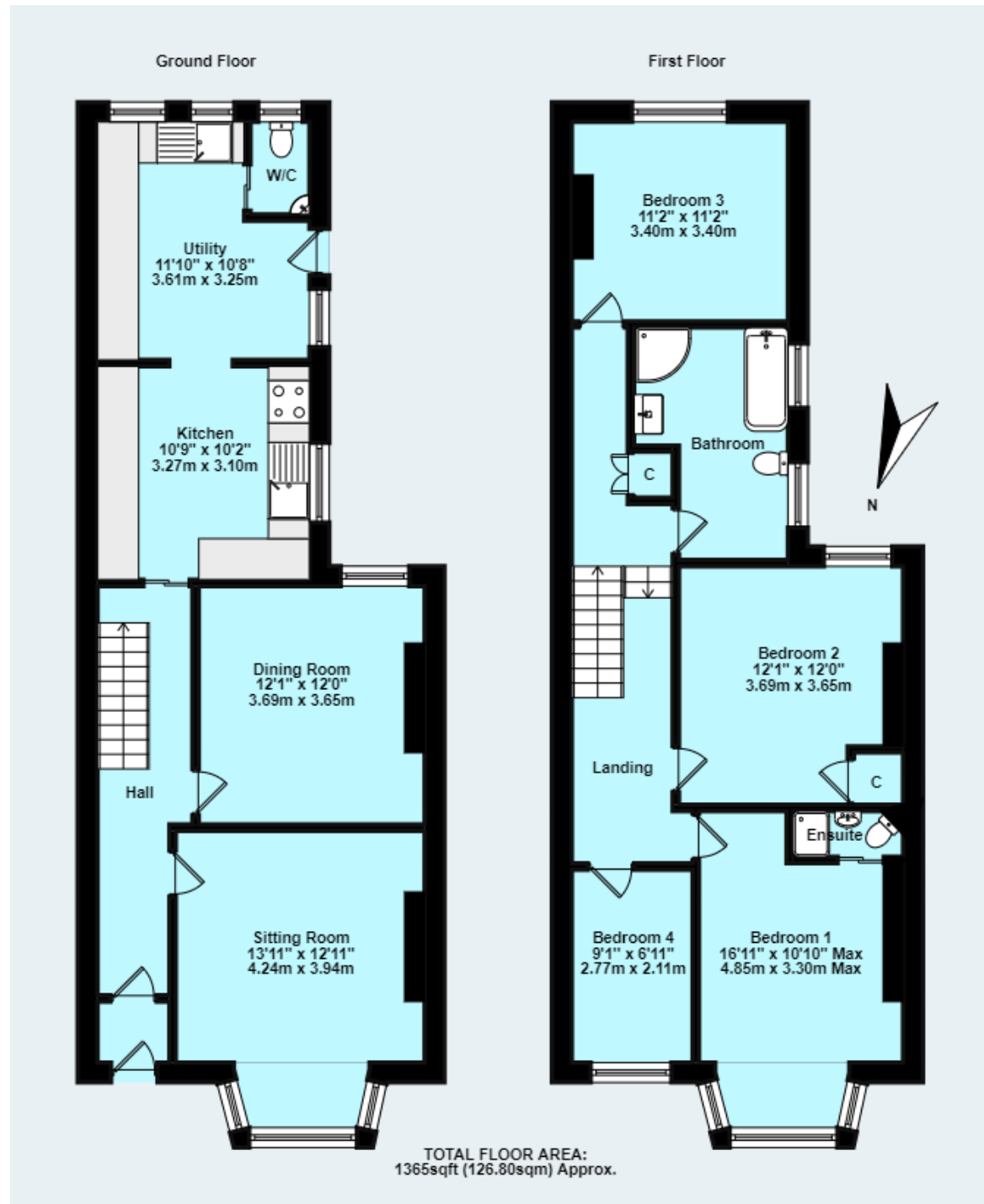
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EPC

Wilkie May
& Tuckwood

Floor Plan



Description

A spacious and completely refurbished two reception room, four-bedroom semi-detached house with courtyard garden and off road parking situated within easy reach of all town centre amenities and offered for sale with NO ONWARD CHAIN.

The property is of stone construction under a pitched roof and benefits from a wi-fi controlled electric oil filled radiator heating system, a utility room, cloakroom, ensuite to the master bedroom and a modern kitchen and bathroom.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Close to town centre amenities
- 4 Bedrooms
- Courtyard garden
- Off road parking
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this refurbished property situated within easy reach of all town centre amenities.

The accommodation comprises in brief, entrance through front door into a small lobby area with door into the hall which has doors to all principle rooms and stairs to the first floor. The sitting room is a good-sized room to the front of the property which retains the original very attractive fireplace. The dining room is also of a good size with an aspect to the rear. The modern kitchen is fitted with a range of integrated appliances to include a NEFF integrated combination microwave and matching electric oven, an AEG induction hob with extractor hood over, a larder fridge and an AEG dishwasher. There is also a fitted utility

room with door to the cloakroom and door to the garden.

To the first floor there is a landing area with linen cupboard and access to the bedrooms and bathroom. The master bedroom has an ensuite shower room and there is also a modern bathroom fitted with a four piece suite.

Outside to the front there is a small area of garden with access to the side of the property. Immediately to the rear there is a courtyard garden with a large metal storage shed. A timber pedestrian gate gives access to the parking area with electric vehicle charging points accessed from a rear service lane.



GENERAL REMARKS AND STIPULATION

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

Services: Mains water, mains electricity and mains drainage.

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

Property Location: [///opts.shears.codes](#)

Council Tax Band: C

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

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared January 2024. 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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH

