



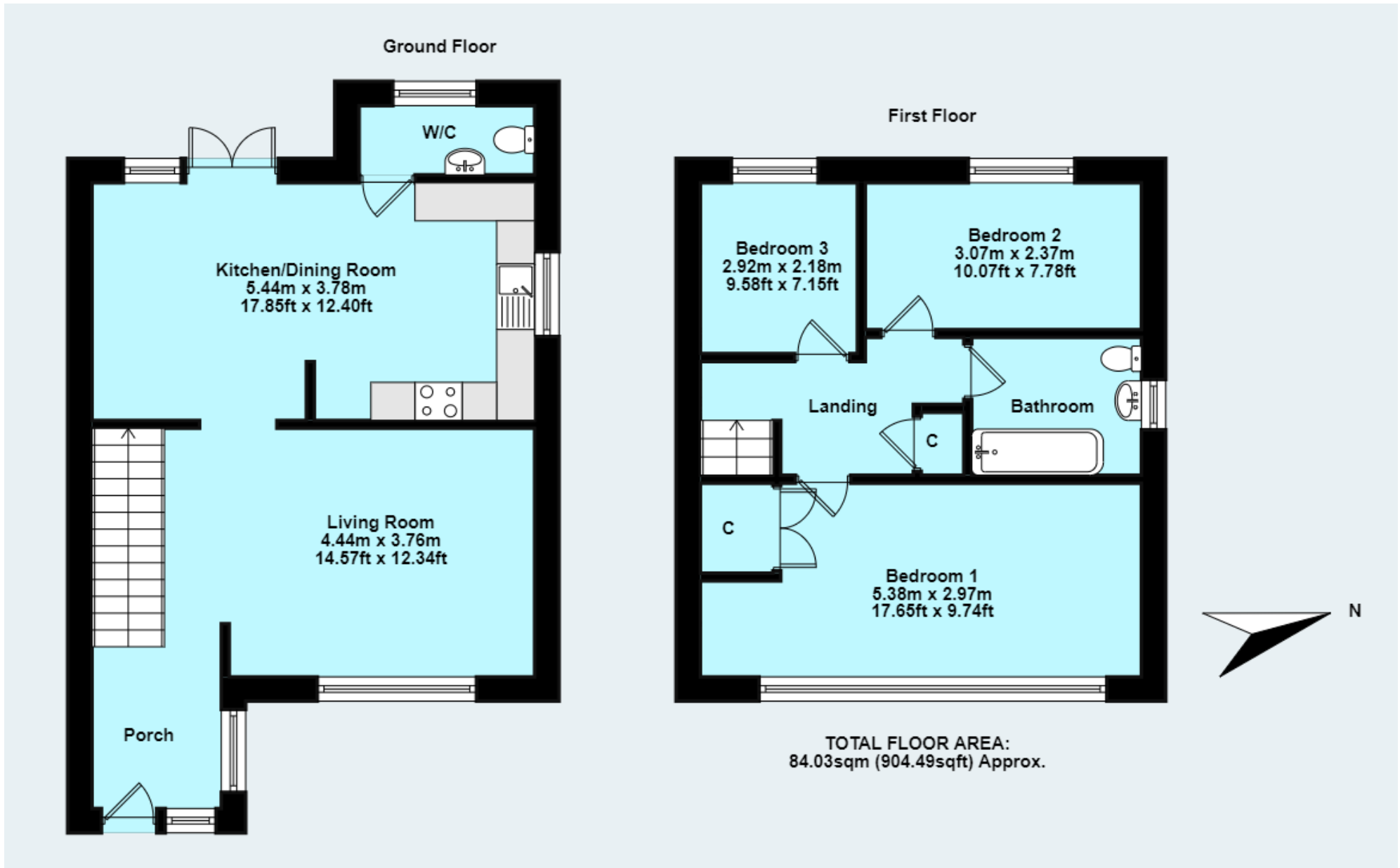
## Staunton Road

Minehead, TA24 6DZ  
£299,950 Freehold



Wilkie May  
& Tuckwood

# Floor Plan



## Description

A very well presented three-bedroom end-of-terrace (of three) house situated in an elevated position on the outskirts of Minehead.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a modern kitchen and bathroom, a utility room/wc, an attractive garden, a garage with off road parking and lovely views from the front of the property towards the coast.

**AGENTS NOTE:** Although the property is freehold, the property is subject to the payment of a rentcharge in the sum of £10.00 per annum to Renscombe Properties.

- Lovely views from the front
- 3 Bedrooms
- Garage and off road parking
- Modern kitchen and bathroom
- Internal viewing recommended



Wikie May & Tuckwood are delighted to be able to offer this very attractive and well maintained house on the outskirts of Minehead.

The accommodation comprises in brief with step up to front door and entrance into a large hallway with tiled floor, obscured window to the side and stairs to the first floor.

The living room is a good-sized room with windows to the front to take advantage of the view, understairs cupboard and feature fireplace with inset electric fire. From the living room there is open access to the kitchen dining room. This is a lovely double aspect room fitted with a modern kitchen and integrated appliances to include a double oven with gas hob and extractor hood over and a fridge freezer. The utility room/wc also houses the gas

fired boiler.

To the first floor there is a landing area with access to the roof space and airing cupboard. The master bedroom has a large window to the front affording far reaching views to the coast. The other two bedrooms have aspects to the rear. There is also a modern fitted bathroom.

Outside to the front there is a driveway providing off road parking leading to the garage with the remainder of the front garden laid to lawn. Between the garage and the house there is a gate giving access to the rear garden. Immediately to the rear of the house there is a patio area with steps leading up to the remainder of the garden which is laid to lawn with an attractive seating area and views up to the fields.



### GENERAL REMARKS AND STIPULATION

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

**Services:** Mains water, mains electricity and mains drainage. Gas fired central heating.

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

**Property Location:** [///washing.nerves.spring](http://washing.nerves.spring) **Council Tax Band:** C

**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:** Very low 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>

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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