



## Lower Park

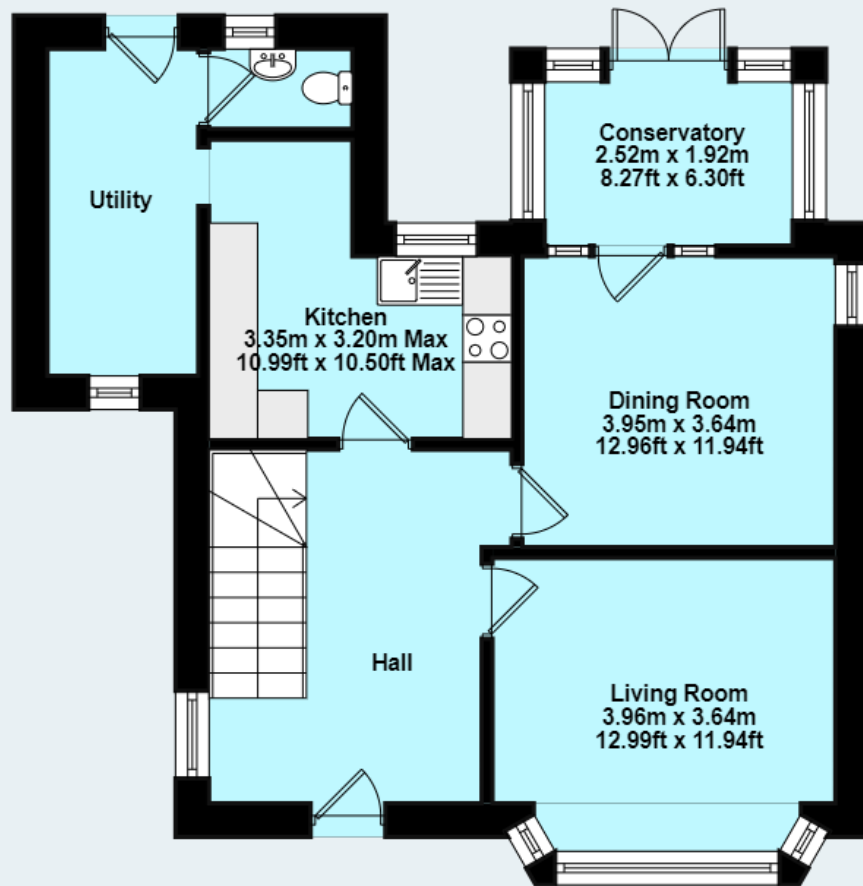
Minehead, TA24 8AY  
£495,000 Freehold



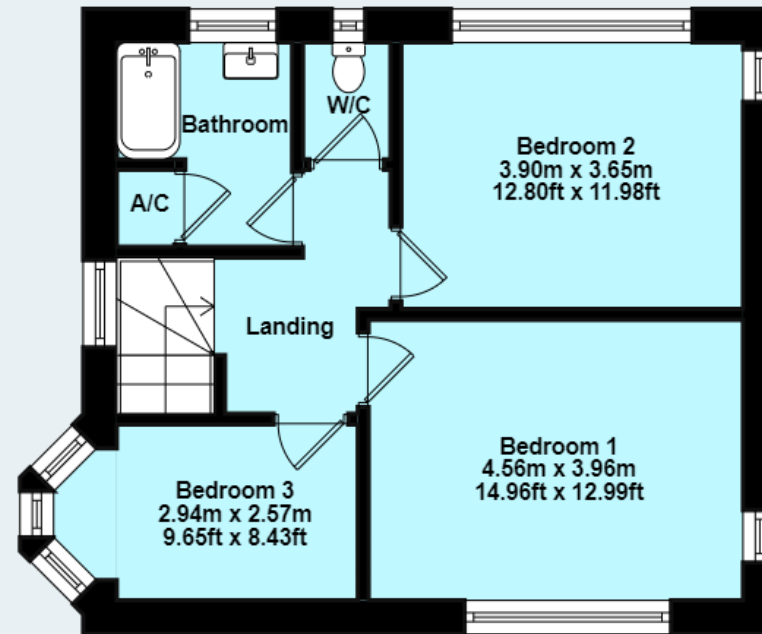
Wilkie May  
& Tuckwood

# Floor Plan

Ground Floor



First Floor



TOTAL FLOOR AREA:  
122.25sqm (1313.89sqft) Approx.





# Description

A spacious two reception room, three double bedroom detached house occupying a corner position within a level walk of town centre amenities offered for sale with NO ONWARD CHAIN.

Although in need of general updating, the property does retain many original features to include the oak front door, open fireplace in the living room and picture rails but also enjoys the modern benefits of gas fired central heating and double glazed windows throughout, a utility room, downstairs wc, a garage with off road parking and a level garden.

- Popular residential area
- 3 double bedrooms
- Garage and off road parking
- In need of modernisation
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this spacious detached property situated in a sought after area of Minehead within easy walking distance of town centre amenities.

The accommodation comprises in brief, original oak front door into the imposing entrance hall with stairs to the first floor, understairs cupboard and doors to the principal ground floor rooms.

The living room is a large double aspect room with a feature open fireplace. The dining room is another large room, again with a fireplace, this time with an electric fire and doors through to a conservatory enjoying views over the rear garden. There is also a fitted kitchen which has a door leading to the utility room which houses the gas fired boiler.

To the first floor there is a good-sized landing area with access to the roof space which is boarded with power and light.

The master bedroom is a double aspect room, fitted with a range of wardrobes and vanity unit wash hand basin. Bedroom 2 is another double aspect room and the third bedroom, a bay window to the side. There is also a fitted bathroom with separate wc.

Outside to the side of the property there is a driveway providing off road parking leading to the detached garage which has power, light and a pedestrian door to the rear garden. There is also a large brick built shed. The remainder of the garden is laid to lawn.





#### GENERAL REMARKS AND STIPULATION

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

**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:** [///shackles.exclusive.mincing](http://shackles.exclusive.mincing) **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:** High 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/>

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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