



## Hillview Close

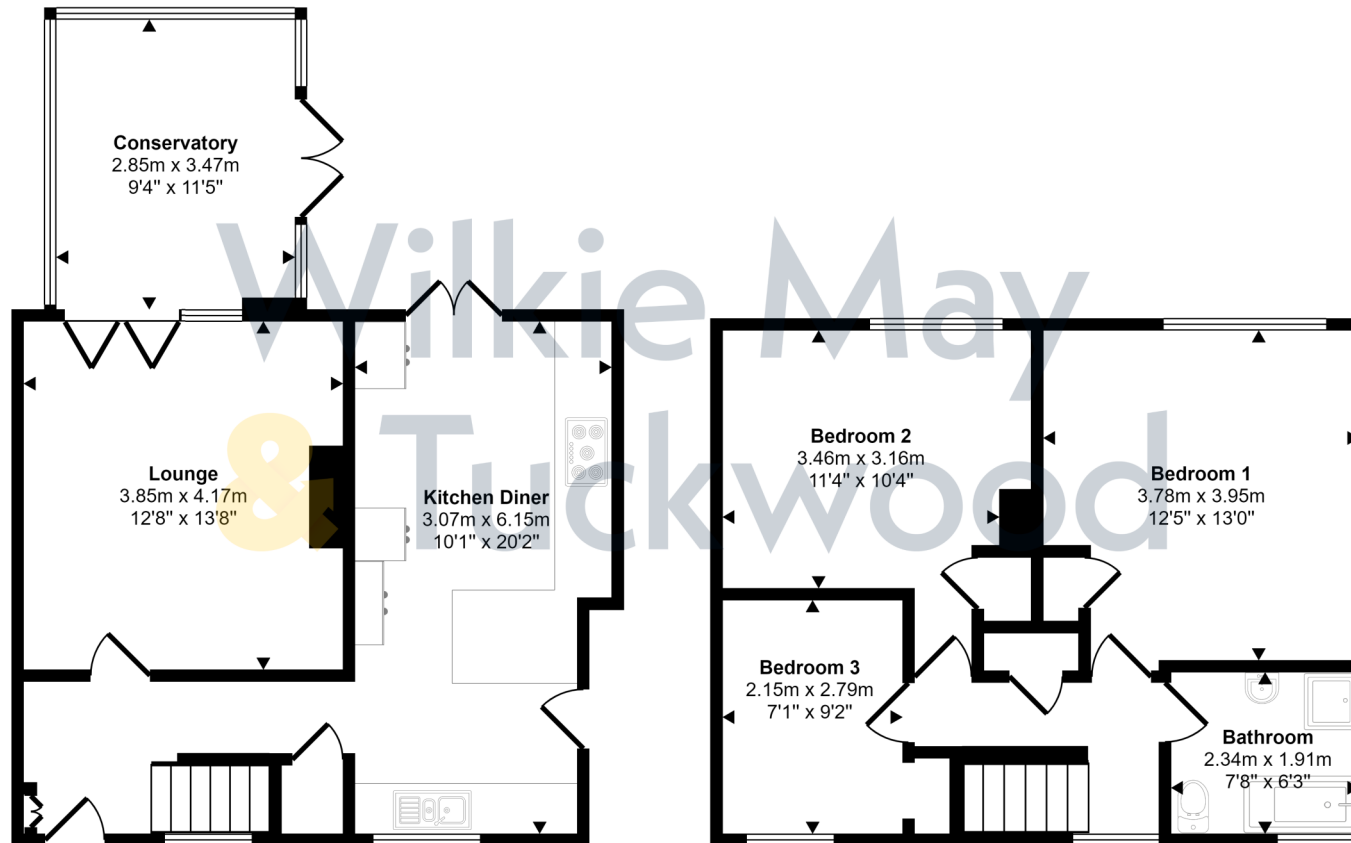
Minehead, TA24 8EQ  
£290,000 Freehold

			<b>D</b>
<b>3</b>	<b>1</b>	<b>1</b>	<b>EPC</b>

**Wilkie May**  
**& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
99 sq m / 1070 sq ft



Ground Floor  
Approx 52 sq m / 565 sq ft

First Floor  
Approx 47 sq m / 505 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Description

A beautifully presented and fully updated, three-bedroom mid-terrace house situated in a popular residential area of Minehead within one mile of town centre amenities.

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, conservatory, gardens to the front and rear and lovely views from the rear towards the surrounding countryside.

**AGENTS NOTE:** The owners of the adjoining property have a right of way over the pathway at the front of 9 Hillview Close to access the shared alleyway. However, during our client's ownership, this right of way has not been used.

- Within one mile of the town centre
- 3 Bedrooms
- Modern kitchen and bathroom
- Gardens to the front and rear
- Lovely views



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented three bedroom family home.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, two storage cupboards, door to the lounge and open access to the kitchen/diner.

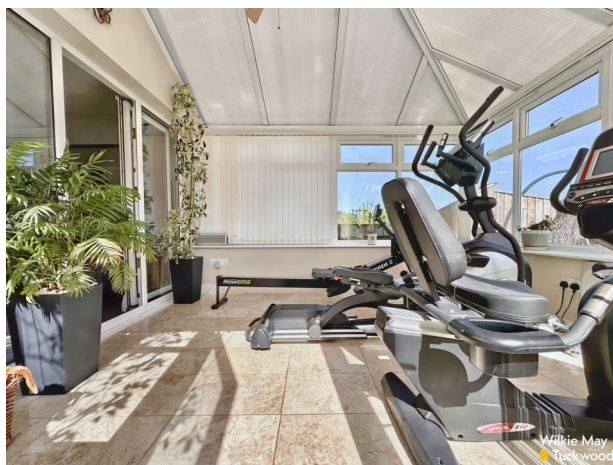
The kitchen/diner has been fitted with modern cream wall and base units, sink and drainer incorporated into black work surface with tiled surrounds, obscured glass display cabinets, integrated appliances to include induction hob, Mercury double oven with gas hob and extractor hood over and tall American style fridge freezer. There is also a window to the front, door to the side of the house and French doors opening to the rear garden.

The lounge has a feature fireplace with inset gas fire, wood effect flooring and bi-folding doors leading into the conservatory which is glazed on three sides with French doors opening to the garden.

To the first floor there is a landing area with

storage cupboard, window to the front and doors to the bedrooms and bathroom. The master bedroom is fitted with a range of wardrobes and cupboards with matching dressing table and has a window to the rear with lovely, far reaching views. The second bedroom has a built-in cupboard and lovely views to the rear and the third bedroom has an aspect to the front. The bathroom is fitted with a modern suite comprising bath, separate shower cubicle with rain water shower head, low level wc and vanity unit wash hand basin.

**OUTSIDE:** A gate leads through to the level front garden which is laid to lawn. Immediately to the rear of the house there is a large patio area with access to an outbuilding which has been converted into a utility room and fitted with cream base units, sink and drainer, space and plumbing for washing machine and space for tumble dryer. Alongside the utility room there is a covered barbeque area. From the patio, steps lead down to the remainder of the garden which is level, laid to lawn with fenced boundaries and a shed/greenhouse. A gate leads through to a further area of garden.



### 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:** [///torches.trailers.chairing](http://torches.trailers.chairing) **Council Tax Band:** B

**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:** 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/>

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 April 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.



**Tel: 01643 704400**

6 Wellington Square, Minehead, Somerset, TA24 5NH

