



Parkhouse Road

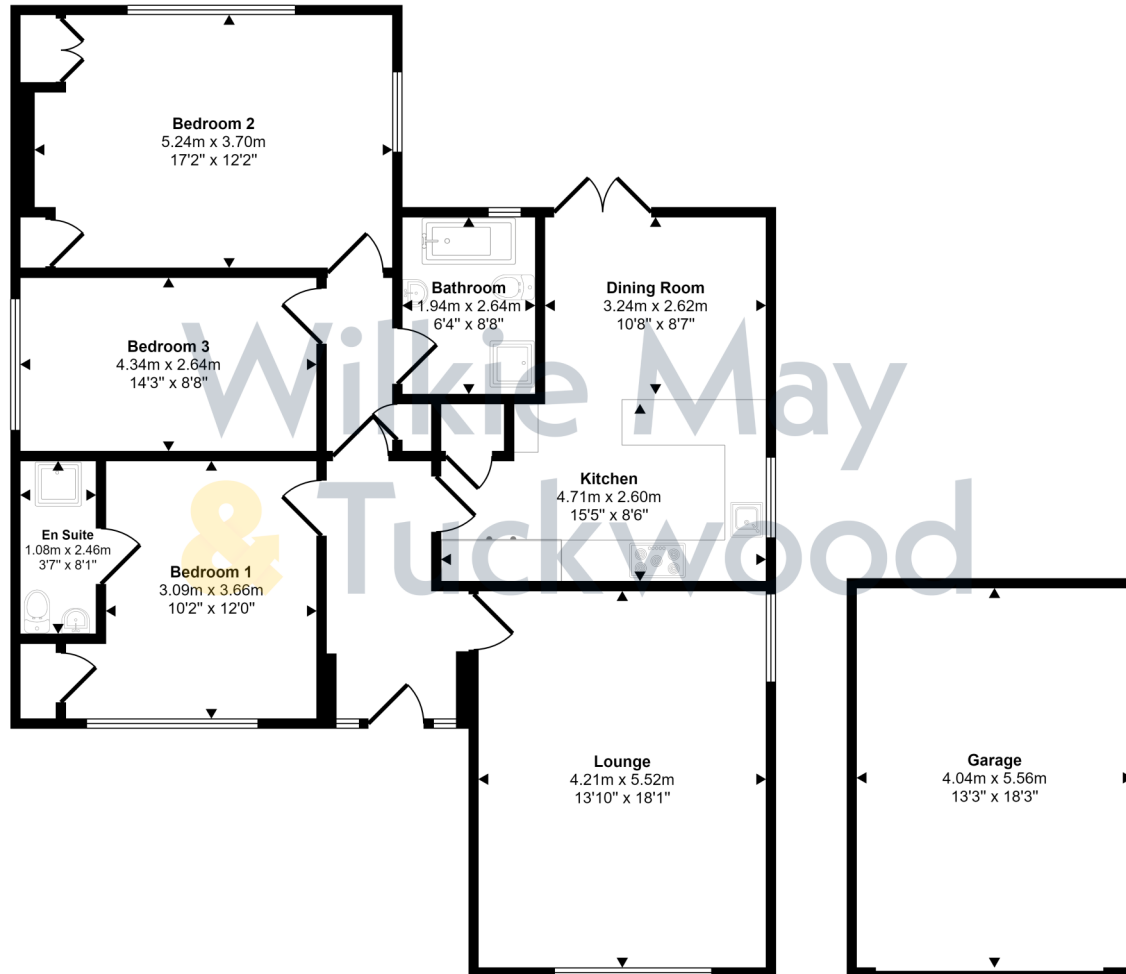
Minehead, TA24 8AD
£499,950 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
134 sq m / 1440 sq ft



Floorplan
Approx 111 sq m / 1198 sq ft

Garage
Approx 22 sq m / 242 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 stunning, beautifully presented and fully updated three double bedroom detached bungalow situated within easy walking distance of Minehead town centre.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, an en-suite to the master bedroom, an integrated garage with off road parking, landscaped gardens to the front and rear and lovely views from the front towards Woodcombe woods.

- Easy walk to town centre amenities
- 3 double bedrooms one with en-suite
- Garage and off road parking
- Landscaped gardens
- Modern kitchen and bathroom



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented bungalow situated in a popular residential area within easy reach of the town centre.

The accommodation comprises in brief: entrance through front door into hallway with doors to the master bedroom, lounge and kitchen/dining room. The lounge is a large double aspect room with fireplace incorporating a wood burning stove with wood mantel over, windows to the side the front affording views towards the Woodcombe Woods. The kitchen/dining room is a large L-shaped room with window to the side and French doors with steps down to a lovely patio. The kitchen area is fitted with a modern range of dark blue wall and base units, sink and drainer incorporated into marble effect work surface with tiled surround, integrated appliances to include a double oven, microwave, induction hob with extractor hood over, fridge and freezer.

The master bedroom has a large window to the front with lovely views, fitted wardrobe and an en-suite shower room.

From the hallway, a door leads through to an inner hall with storage cupboard and doors to the remaining bedrooms and bathroom. Bedroom two is a large, double aspect room to the rear of the property with fitted wardrobes and bedroom three has an aspect to the side. The bathroom is fitted with a modern suite comprising bath, separate corner shower cubicle, low level wc and wash hand basin.

Outside, the property is accessed from Parkhouse Road over a driveway providing off road parking for several vehicles leading to the garage. To one side of the garage, steps lead up to the rear garden. To the other side, a sloping path leads up to the front door with the remaining front garden laid with ease of maintenance in mind. Immediately to the rear there is an attractive patio area with steps leading up to the remainder of the garden which has been landscaped with areas laid for ease of maintenance, a seating area, areas laid to lawn, a shed and from the top, lovely views over the top of the property towards Woodcombe Woods.



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: [///uncle.crops.tracking](http://uncle.crops.tracking) **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/>

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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