



Pemswell Road

Minehead, TA24 5RS

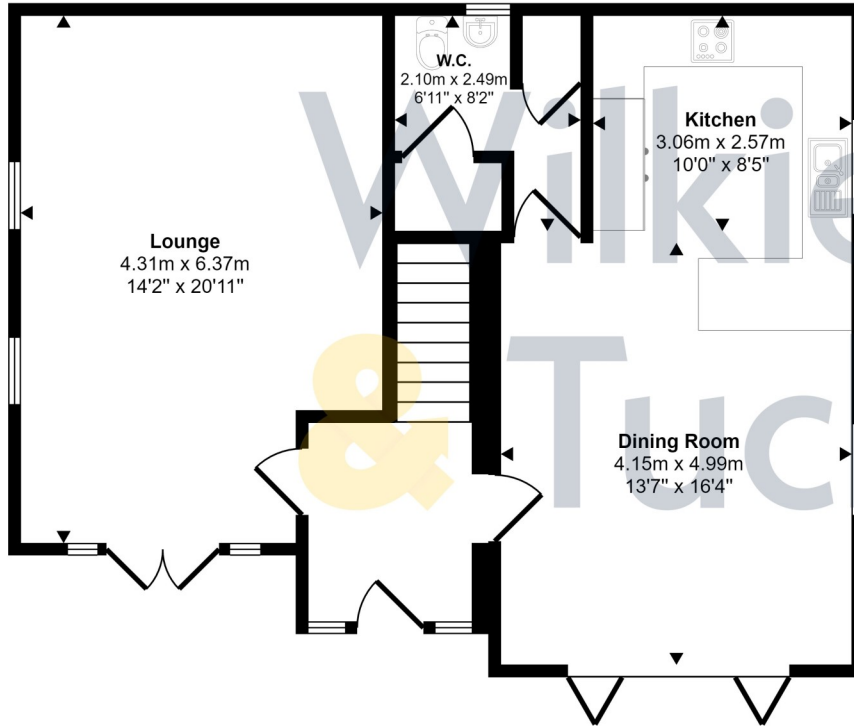
Price £575,000 Freehold

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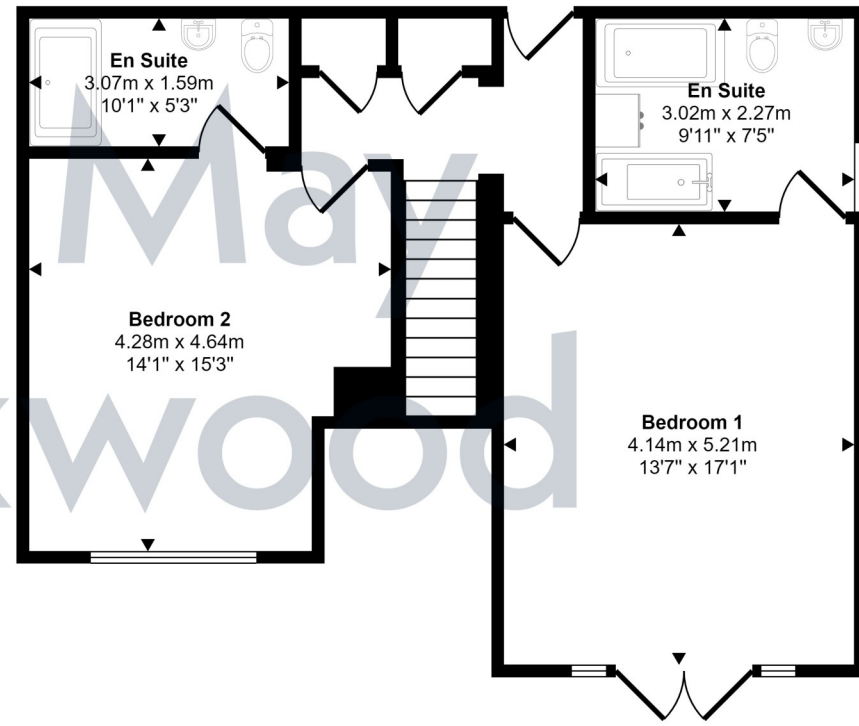
Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
134 sq m / 1438 sq ft



Ground Floor
Approx 70 sq m / 754 sq ft



First Floor
Approx 64 sq m / 685 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 two double bedroom contemporary home situated on the lower slopes of the sought-after North Hill area of Minehead.

Constructed by a well-renowned local builder approximately five years ago, this lovely property benefits from the remainder of a 10 year Build Zone structural warranty, gas fired underfloor heating to the ground floor and traditional heating system to the first floor, solar thermal panels on the roof to provide free hot water during the sunnier months, a delightful south-facing garden, off road parking and lovely views from the bedrooms towards the surrounding countryside.

- High quality construction
- 2 bedrooms both with en-suite
- Off road parking
- Delightful south facing garden
- Lovely views



Wilkie May & Tuckwood are delighted to be able to offer this lovely detached property situated on the lower slopes of North Hill.

The accommodation comprises in brief with entrance through front door into hall with oak flooring, sun tunnel, two storage cupboards, stairs down to the living accommodation and doors to the two bedrooms.

Bedroom 1 is a large room with two windows to the front either side of a Juliet balcony affording lovely views of the surrounding hills. A door leads through to an en-suite bathroom fitted with a four-piece suite. Bedroom 2 also has an aspect to the front with lovely views and an en-suite shower room.

To the ground floor there is a further hallway with vaulted ceiling and oak flooring. The lounge is a large, double aspect room with two windows to the side and French doors opening to the garden. There is also a wood burning stove positioned on a slate hearth.

The kitchen/dining room is another large, double aspect room with oak flooring, windows to the side and bi-folding doors leading out to the garden. The kitchen area is fitted with a range of high gloss wall and base units, one and half bowl sink and drainer incorporated into quartz work surface, wine fridge and integrated appliances to include a fridge/freezer, 5 ring induction hob and dishwasher. From the kitchen area, a door leads through to a wc/utility room with low level wc and wash hand basin, a large walk-in understairs storage cupboard and utility cupboard with space and plumbing for a washing machine.

Outside to the front there is off road parking for two vehicles. The garden is a particular feature of this property and is south facing, predominantly laid to lawn with a patio area and fences on all sides. There is also an attractive brook running through one side of the garden, a timber shed and a log store.



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: [///shoulders.riverside.forgotten](https://shoulders.riverside.forgotten) **Council Tax Band:** E

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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/>

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 May 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.



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