



**Parkhouse Road**

Minehead, TA24 8AD  
Price £495,000 Freehold

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<b>4</b>	<b>2</b>	<b>1</b>	<b>EPC</b>

**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
151 sq m / 1629 sq ft



Ground Floor  
Approx 82 sq m / 887 sq ft

First Floor  
Approx 69 sq m / 741 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 substantial, four-bedroom detached house situated within easy walking distance of Minehead town centre.

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, two reception rooms, a utility room, cloakroom, garage with plentiful off road parking and delightful landscaped gardens.

- 4 bedrooms
- Garage with off road parking
- Attractive landscaped gardens
- Utility room and cloakroom
- Easy reach of town centre amenities



Wilkie May & Tuckwood are delighted to be able to offer this spacious family home located within easy reach of the town centre.

The accommodation comprises in brief: entrance through front door into an entrance porch with door on the right into a cloakroom with low level wc and to the left into a cloaks cupboard with wash hand basin. Double doors then open into a spacious hallway with stairs to the first floor and doors to the principle rooms.

The lounge is an attractive room to the front of the property with bay window affording views towards Woodcombe and feature fireplace. There is also a good-sized dining room with window to the side.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surround, space for gas cooker and space for tall fridge freezer. There is also a door into a large walk-in pantry, an inner hallway and access to the fitted utility room. The rear Kitchen door leads to a full length glass covered Lobby with a range of storage areas and a useful workshop, as well as

providing access to the front, rear and side of the property.

To the first floor there is a large landing area with airing cupboard and doors to the bedrooms, bathroom and separate wc. There are two bedrooms to the front of the property, one with a bay window, both with views towards North Hill. The other two are to the rear, one with a window overlooking the garden and the fourth with a door giving access to a balcony area and walkway leading to the garden.

Outside to the front of the property there is off road parking for several vehicles leading to the detached garage. The remainder of the front garden has in part been attractively laid with gravel with inset shrubs, and in part laid to lawn. Steps lead up from the parking area to the front door. The rear garden has been attractively landscaped and can be accessed either from the side porch or from the fourth bedroom. The garden is predominantly laid to lawn with shrubs, trees and flowering plants and enjoys lovely views towards North Hill..



### 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:** [///embarks.diets.admires](http://embarks.diets.admires) **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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