





Parkhouse Road

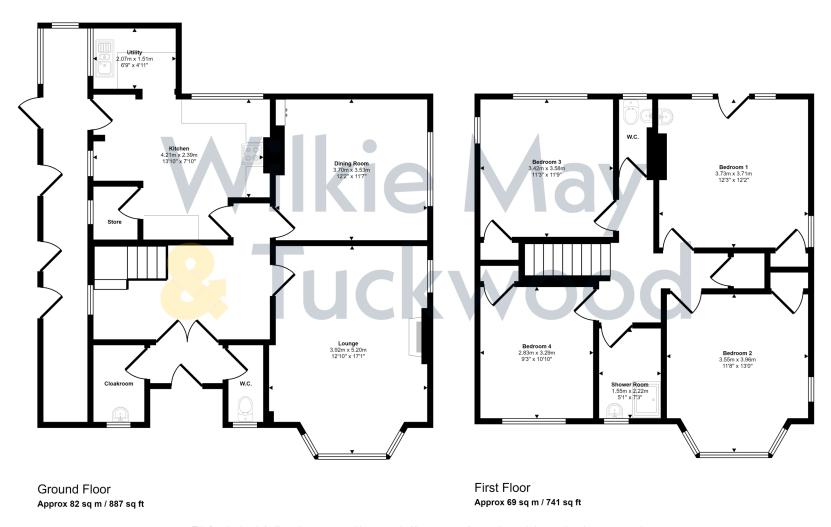
Minehead, TA24 8AD Price £495,000 Freehold





Floor Plan

Approx Gross Internal Area 151 sq m / 1629 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





to offer this spacious family home located the property. within easy reach of the town centre.

entrance through front door into an entrance bedrooms, bathroom and separate wc. There porch with door on the right into a cloakroom are two bedrooms to the front of the property, with low level wc and to the left into a cloaks one with a bay window, both with views cupboard with wash hand basin. Double doors towards North Hill. The other two are to the rear, then open into a spacious hallway with stairs to one with a window overlooking the garden and 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. Outside to the front of the property there is off There is also a good-sized dining room with road parking for several vehicles leading to the 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

Wilkie May & Tuckwood are delighted to be able providing access to the front, rear and side of

To the first floor there is a large landing area The accommodation comprises in brief: with airing cupboard and doors to the the fourth with a door giving access to a balcony area and walkway leading to the aarden.

> 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 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-riskPlanning: Local planning information is available on http://www.somersetwestandtaunton.gov.uk/asp/

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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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'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, calms 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









