



## Lower Park

Minehead, TA24 8AX

Price £398,000 Freehold



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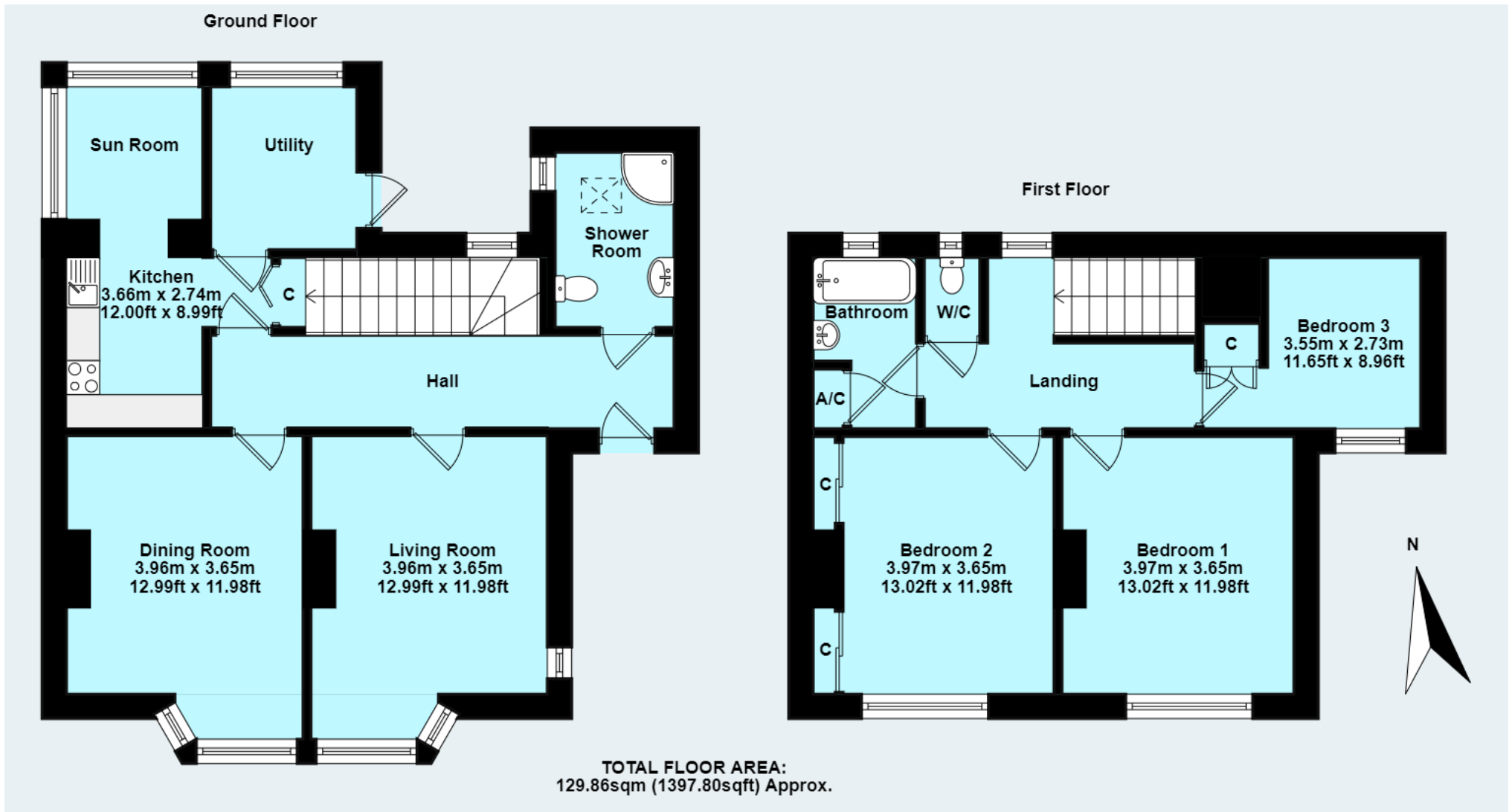
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EPC

Wilkie May  
& Tuckwood

# Floor Plan



# Description

A three-bedroom semi-detached house situated within easy walking distance of Minehead town centre and offered for sale with NO ONWARD CHAIN.

Although in need of some modernisation, the property does benefit from gas fired central heating and double glazing together with two reception rooms, a sun room, utility, ground floor shower room in addition to a first floor bathroom, a garage with off road parking and a large garden with a stream running through and gated access to the Parks Walk.

- Two reception rooms
- Garage and off road parking
- Large, level garden
- In need of some modernisation
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this three-bedroom home situated within easy walking distance of Minehead town centre. The property is in need of general modernisation and does retain some original features to include picture rails and the original oak front door.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor. The living room is a large double aspect room with window to the side and part bay window to the front. The dining room is another large room also with part bay window to the front. From the hallway there is a small lobby area with understairs cupboard, door to a utility room and access to the kitchen. There is a sun room leading off of the kitchen overlooking the rear garden. There is also a door from the utility room to the garden. There is also a ground floor shower room with velux window, window to the side and fitted suite.

To the first floor there is a landing area with window overlooking the garden and doors to the bedrooms and bathroom. Two of the bedrooms are large doubles, both with views to

the front. The third also has a view to the front. The bathroom has a fitted two piece suite and airing cupboard and there is a separate wc.

Outside to the front there is a driveway providing off road parking leading to the detached garage. The remainder of the front garden is laid with gravel with inset shrubs for ease of maintenance.

The large rear garden is a particular feature of this property. Immediately to the rear of the property there is a patio area with steps leading down to the remainder of the garden which has a further patio area with summerhouse, areas of lawn, flower beds and a pretty stream running through with an attractive bridge over. There is also direct access through a gate at the bottom of the garden into the Parks Walk.



### 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:** [///palettes.stripped.responses](http://palettes.stripped.responses) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is likely 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

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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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