



## Warden Road

Minehead, TA24 5RL

Price £850,000 Freehold



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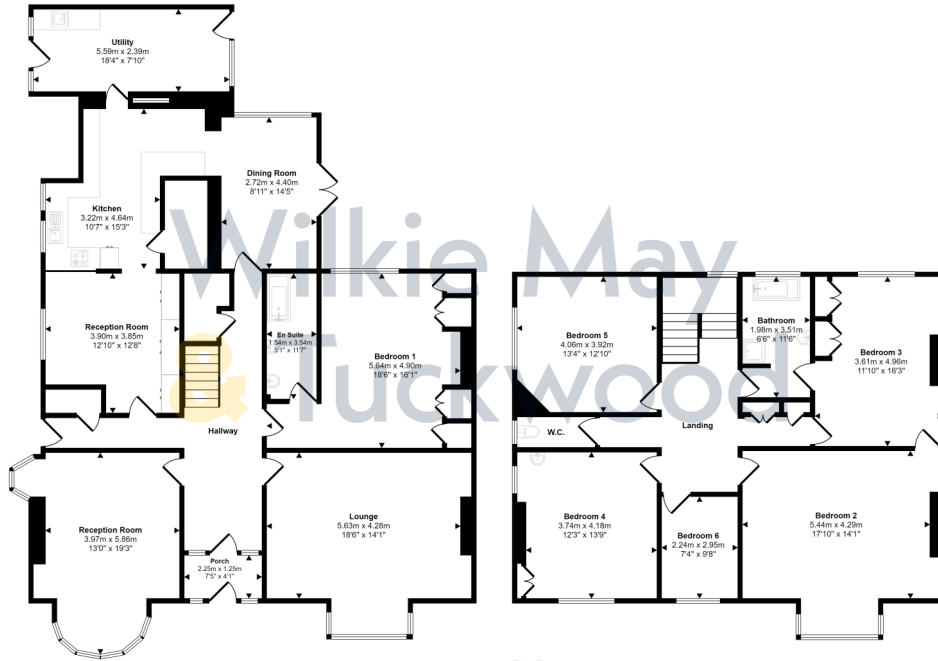
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Wilkie May  
& Tuckwood

# Floor Plan

Approx Gross Internal Area  
289 sq m / 3108 sq ft

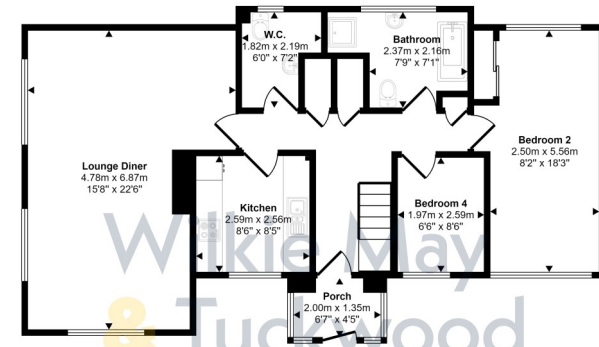


Ground Floor  
Approx 171 sq m / 1841 sq ft

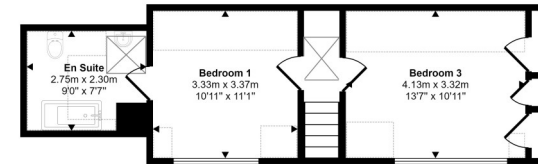
First Floor  
Approx 118 sq m / 1268 sq ft

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.

Approx Gross Internal Area  
120 sq m / 1294 sq ft



Ground Floor  
Approx 83 sq m / 895 sq ft



First Floor  
Approx 37 sq m / 399 sq ft

Denotes head height below 1.5m

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# Description

A spacious six-bedroom house together with an attached four-bedroom chalet bungalow situated within easy reach of Minehead town centre and offered for sale with NO ONWARD CHAIN.

Although in need of modernisation, the main house benefits from oil fired central heating and the bungalow from gas fired central heating. In addition, the bungalow has double glazing throughout, a bathroom and wc on the ground floor and an en-suite bathroom to one of the first floor bedrooms.

**There are also attractive, level gardens, off road parking and a garage.**

- Close to town centre amenities
- Garage and parking
- Good-sized level gardens
- In need of modernisation
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this large family home with annex situated within easy walking distance of Minehead town centre.

The accommodation in the main house comprises in brief: entrance into spacious hallway which has a door leading to the side garden, two storage cupboards and stairs to the first floor.

There are three reception rooms on the ground floor, one with a box bay window to the front, attractive window seat, open fireplace and beamed ceiling, a second with bay windows to the front and side and open fireplace and the third with access to the kitchen. The kitchen itself is fitted with a range of wall and base units, sink and drainer and integrated oven. A door leads through to a utility room which has doors to the garden and there is also access to a dining room which has French doors leading out to a private patio area and on to the rear garden. One of the six bedrooms is also on the ground floor with an en-suite bathroom.

To the first floor there is a large landing area with a lovely stained glass window. Three of the bedrooms have aspects to the front, one with a box bay window and two have aspects to the rear. The bathroom can be accessed either from one of the bedrooms or from the landing.

The annexe accommodation comprises: entrance through front door into porch with door through to the hallway with stairs to the first floor and three storage cupboards.

The lounge/dining room is a good-sized double aspect room with windows to the front and side and a feature fireplace. The kitchen is fitted with a range of modern wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated hob with extractor hood over and window to the front.

Two of the bedrooms are on the ground floor, the smaller one with a window to the front and a much larger bedroom with windows to the front and rear and built-in wardrobe.

The remaining bedrooms are on the first floor, both with some restricted head height, one with the benefit of an en-suite bathroom also with some restricted head height. Lovely views can be enjoyed from the first floor bedrooms towards the coast.

Outside there are good-sized level gardens, predominantly laid to lawn, off road parking and a garage.



### 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, oil and gas fired central heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** ~~///obscuring.cuts.pile~~ **Council Tax Band:** F and 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:** 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

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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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