



Glenmore Road

Minehead, TA24 5BH

Price £450,000 Freehold



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Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
189 sq m / 2032 sq ft



Ground Floor
Approx 78 sq m / 843 sq ft

First Floor
Approx 80 sq m / 858 sq ft

Second Floor
Approx 31 sq m / 331 sq ft

☐ Denotes head height below 1.5m

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 spacious and beautifully presented three reception room, five-bedroom end-of-terrace house situated within easy reach of Minehead sea front and town centre amenities.

Of stone construction under a pitched roof, this lovely property retains many original features to include fireplaces, picture rails and sash windows, but does benefit from the modern convenience of gas fired central heating together with a utility room, en-suite facilities to two of the bedrooms, a delightful courtyard garden and garage with off road parking.

There is planning permission in place under Application No. 3/21/21/031 for the erection of an extension to the garage with conversion into habitable ancillary accommodation and erection of a garden shed.

- Easy reach of Minehead sea front
- 5 bedrooms two with en-suites
- Garage and off road parking
- Private courtyard garden
- Viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this five-bedroom end-of terrace house which has been beautifully maintained by the current owner.

The accommodation comprises in brief: entrance through front door into porch which door into the hallway which has stairs to the first floor and doors into the reception room, lounge and dining room. The reception room is a lovely, large room to the front of the property with bay window, open fireplace and door to the garden. The lounge is another large, double aspect room with open fireplace. The dining room has fitted storage cupboards, window to the side, door to the courtyard garden and leads through to the fitted kitchen and utility room with the kitchen also having a door to the garden. There is also a fitted WC.

To the first floor there is a landing area with stairs up to the second floor. The master bedroom is a large, double aspect room to the rear of the property which retains an attractive fireplace and has an en-suite shower room. The fitted bathroom is alongside the en-suite. There are three further bedrooms on this floor,

one a double aspect room with fireplace, one with an aspect to the front, fireplace and wash hand basin and a small single room to the front.

To the second floor there is a good-sized, double aspect bedroom with eaves storage, some restricted head height and a shower room.

Outside there is a very attractive large courtyard garden enjoying a good degree of privacy. There is also off road parking accessed through gates leading from a rear service lane together with a brick built 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 and gas fired central heating.

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

Property Location: [///hoped.sheet.sounds](http://hoped.sheet.sounds) **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:** Very low risk **Rivers and the Sec:** 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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