



Ponsford Road

Minehead, TA24 5DX

Price £550,000 Freehold



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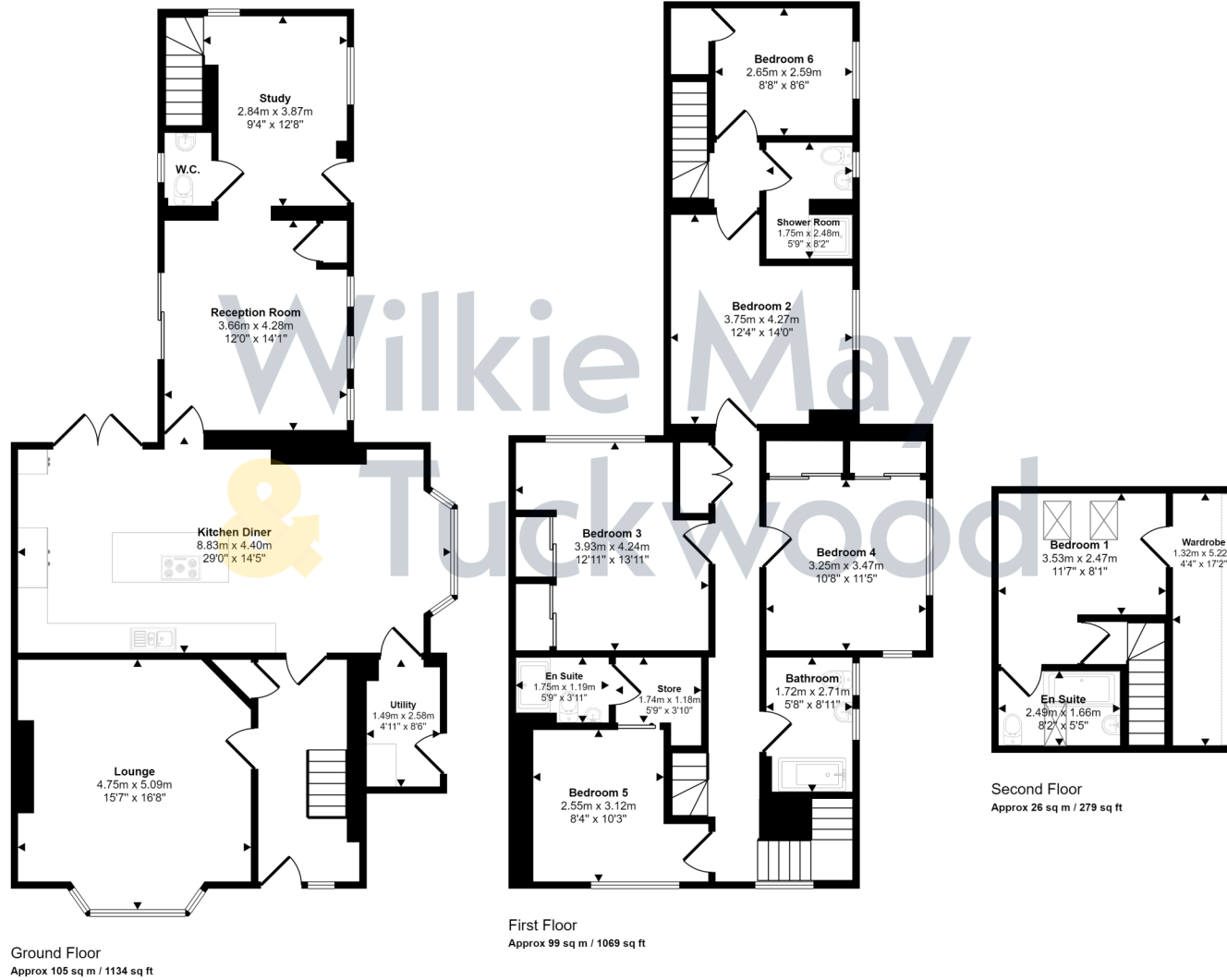


EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
231 sq m / 2482 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 beautifully presented, extended and fully updated, six-bedroom semi-detached house occupying a good-sized corner plot within easy reach of Alcombe's schools and Minehead town centre.

Works carried out by the current owners over the last five years include a brand new central heating system on three zones, solar photovoltaic panels to assist with electricity usage, electric underfloor heating to the top floor en-suite, two digital showers and a full re-wire.

Other benefits include a utility room, cloakroom, bathroom, shower room, en-suites to two of the bedrooms, off road parking and the potential to create annex accommodation using the ground and first floor extension.

Internal viewing is highly recommended to appreciate the flexible accommodation offered

- Extended and fully updated
- 6 bedrooms two with en-suites
- Off road parking
- Annex potential
- Easy reach of local amenities



Wilkie May & Tuckwood are delighted to be able to offer this spacious six-bedroom family home with annex potential.

The accommodation comprises in brief: entrance through front door into hallway with storage stairs to the first floor and doors into the lounge and kitchen diner. The lounge is a lovely, large room with bay window to the front. The kitchen diner is a large double aspect room running the full width of the property. The kitchen area is fitted with a range of gloss wall and base units, sink and drainer incorporated into work surface, integrated appliances to include double oven, wine fridge and dishwasher and space for an American style fridge freezer. There is also an island unit with integrated hob on one side and seating area the other. A door leads through to a fitted utility room which has a door to the garden.

From the kitchen diner, a door leads through to a large double aspect reception room which sliding doors to the garden and access to a study which has a door to the garden, door to a cloakroom and stairs to the first floor. This area along with two of the bedrooms above could

form the annex.

To the first floor there is a long landing area with stairs to the second floor, storage cupboard and doors to four of the bedrooms and a bathroom. One of the bedrooms has a sliding door into a dressing room area and on into an en-suite shower room. The bedroom forming the potential annex also has a door to an inner hallway with door to the further annex bedroom and door to a fitted shower room.

The master bedroom is on the second floor with two velux windows, en-suite shower room and large eaves wardrobe space.

Outside, to the front and side of the main house, there is a level garden laid to lawn. To the side of the potential annex there is off road parking for several vehicles. Accessed both from the kitchen diner and the annex reception room, there is a level courtyard garden with two sheds.



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, Belvedere House, Belvedere Road, Taunton TA1 1HE

Property Location: [///blip.embarks.tripped](https://blip.embarks.tripped) **Council Tax Band:** E

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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH

