



Millstream Close

Minehead, TA24 5XB

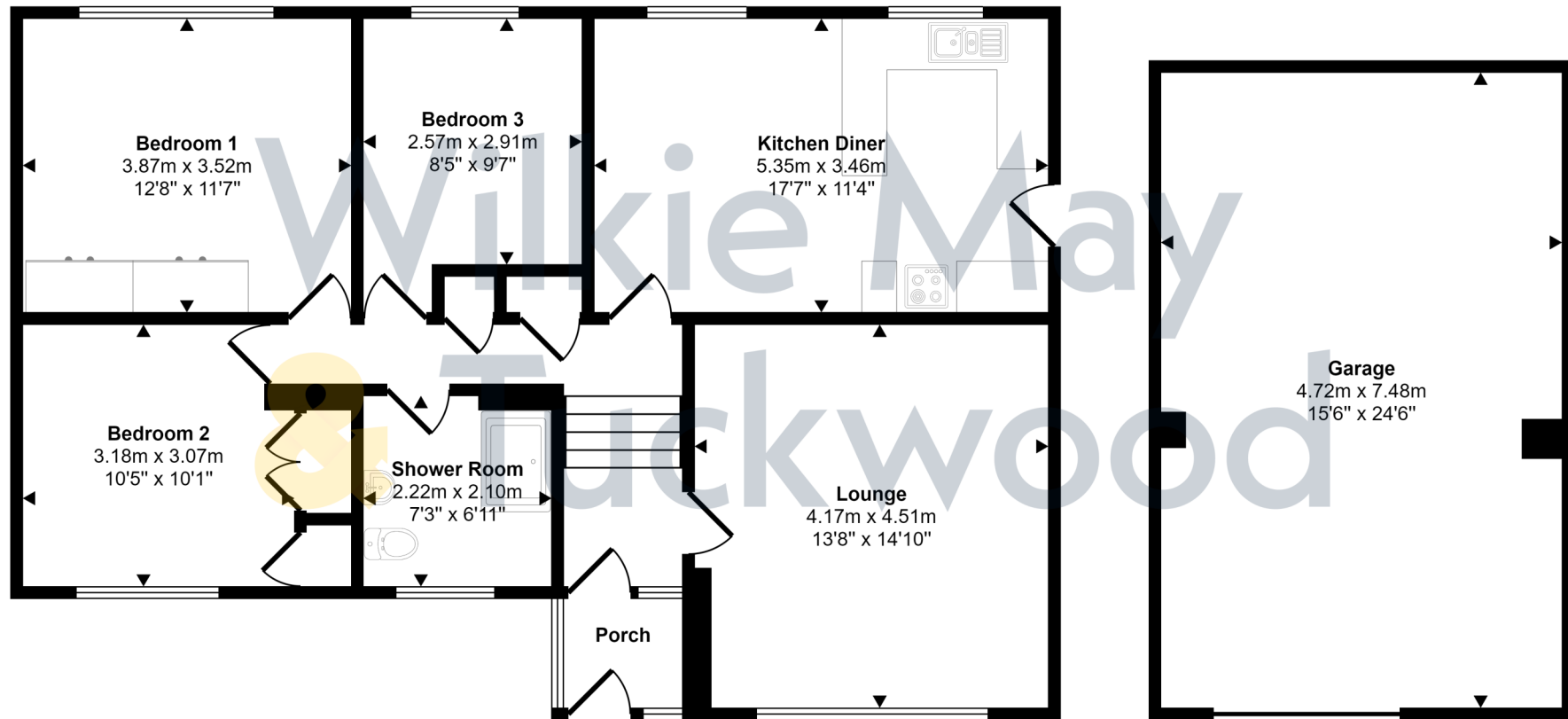
Price £375,000 Freehold

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Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
125 sq m / 1342 sq ft



Floorplan
Approx 89 sq m / 962 sq ft

Garage
Approx 35 sq m / 380 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

An attractive three-bedroom detached bungalow situated within easy reach of Minehead town centre.

Of cavity wall construction under a pitched roof, this delightful property benefits from gas fired central heating and double glazing throughout, a pretty landscaped garden, a large garage with workshop and off road parking. There are also lovely views from the front towards North Hill.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Within easy reach of the town centre
- 3 bedrooms
- Large garage with off road parking
- Attractive landscaped garden
- Modern kitchen and shower room



Wilkie May & Tuckwood are delighted to be able to offer this three-bedroom detached bungalow.

The accommodation comprises in brief: entrance through front door into porch with further door into the hallway which has two storage cupboards. The lounge is a good-sized room to the front of the property with large window affording lovely views towards North Hill.

The kitchen diner is another good-sized room with two windows overlooking the garden and door to the side leading to a passageway giving access to the garden and to the front of the property. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven and hob with extractor hood over, space for a slot-in microwave, space and plumbing for washing machine and space for tumble dryer. The gas fired boiler is also mounted

on the wall in the kitchen area.

There are also two double and one single bedrooms with the two doubles having built-in wardrobes. Two of the bedrooms overlook the garden and the other is to the front with lovely views towards North Hill. There is also a modern fitted shower room.

Outside to the front there is a driveway providing off road parking leading to the large garage which is below the property and has a workshop at the back. Steps to the side of the parking lead up to the front garden which is laid to lawn with a step up into the porch. To the rear there is an attractive patio area with steps leading up to an area laid to lawn with a greenhouse and further steps up to the remainder of the garden which has a stone wall rear boundary, shed and lovely views over the property 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: [///backed.quitter.wooden](#) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is good limited 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-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

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared August 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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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