



## Martlet Road

Minehead, TA24 5QE

Price £550,000 Freehold



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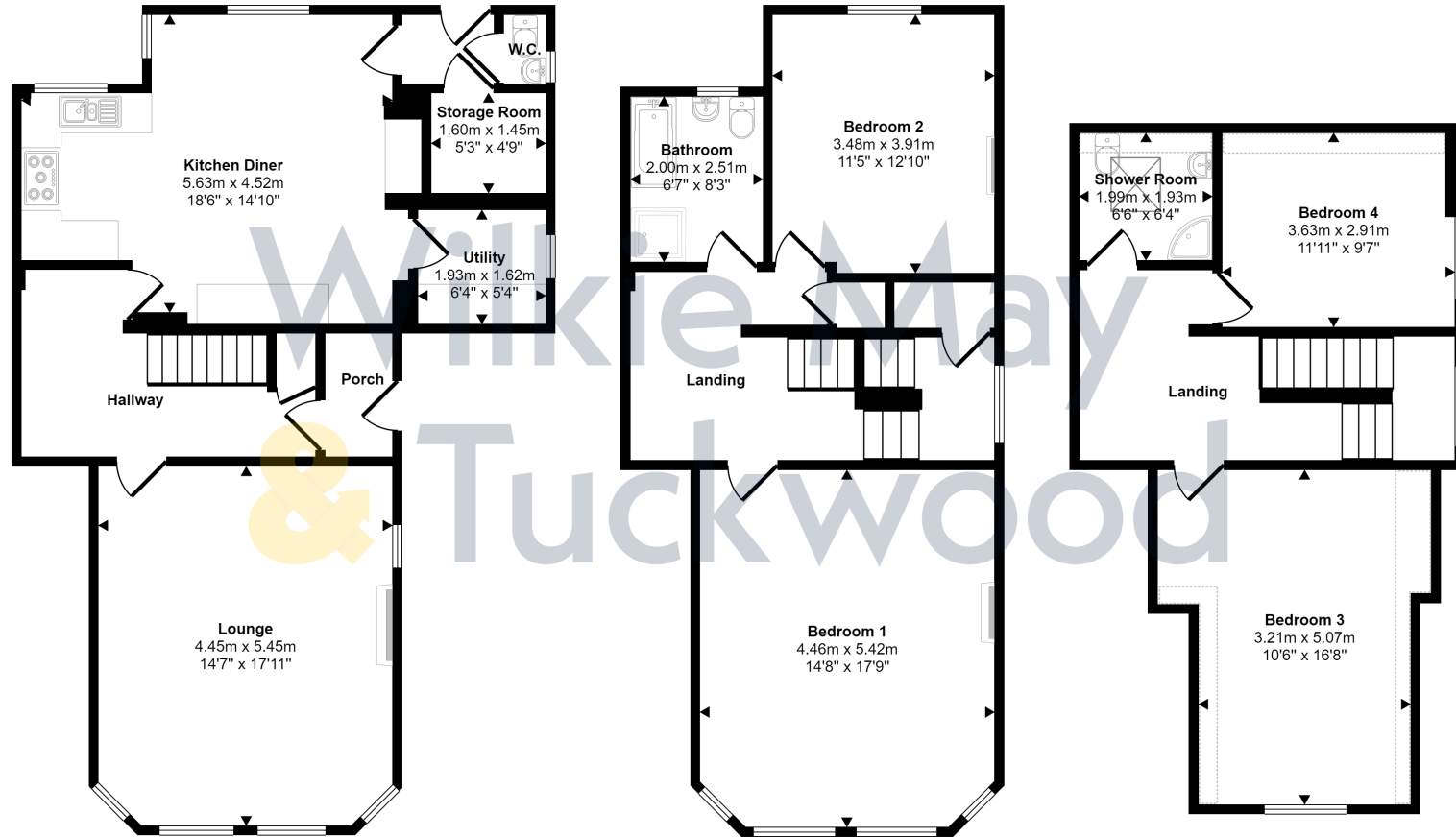
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EPC

Wilkie May  
& Tuckwood

# Floor Plan

Approx Gross Internal Area  
178 sq m / 1917 sq ft



Ground Floor  
Approx 71 sq m / 766 sq ft

First Floor  
Approx 60 sq m / 642 sq ft

Second Floor  
Approx 47 sq m / 509 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 three storey, four double bedroom semi-detached house situated on the lower slopes of North Hill with stunning views over the town and the coast to the surrounding hills.

Of cavity wall construction under a pitched roof, this lovely property retains many original features to include fireplaces, picture rails, ceiling coving and oak flooring to some of the rooms whilst enjoying the benefits of gas fired central heating throughout, a modern kitchen, a utility, cloakroom and two bath/shower rooms.

Other benefits include off road parking and attractive landscaped gardens with personal gate opening to a path leading down to Minehead sea front.

- Stunning views
- 4 double bedrooms
- Modern kitchen and bathrooms
- Landscaped gardens
- Off road parking



Wilkie May & Tuckwood are delighted to be able to offer this beautiful family home.

The accommodation comprises in brief: entrance to the side of the property into a porch with door through to the hallway which has stairs to the first floor, oak flooring, understairs cupboard and doors into the lounge and kitchen dining room. The lounge is a lovely, large room with bay window to the front affording wonderful views over the coast, oak flooring and open fireplace. The kitchen dining room is another large room with three windows to the rear and oak flooring. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated range cooker with extractor hood over and space and plumbing for a dishwasher. Off the kitchen is a separate utility room. A door from the kitchen also gives access to a rear entrance lobby with part glazed door to outside and off the lobby, a walk-in cloaks/store with low level wc and wash hand basin.

From the reception hall, stairs lead up to a half landing with stained glass window with sea views and cupboard housing the gas



fired boiler. The master bedroom has a large picture bay window affording wonderful panoramic views and cast iron feature fireplace. The second bedroom also has a cast iron feature fireplace. There is also a bathroom on this floor fitted with a modern four piece suite..

To the second floor there is a large landing area with access hatch to the roof space. The remaining two bedrooms are on this floor, both with wonderful views. There is also a modern fitted shower room.

Outside, the property is approached from Martlet Road over a tarmac shared drive leading down to a private parking and turning area. A slope from the drive leads down to the rear entrance. A pedestrian gate gives access around the side of the property to the main entrance and on to the garden where there is a large paved terraced area with raised timber decked terrace designed to take full advantage of the views. From the terrace steps lead down to the remainder of the garden which is laid to lawn with path leading down to the gated access to the sea front pathway.



### 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:** [///grab.decisions.happening](https://grab.decisions.happening) **Council Tax Band:** E

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

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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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IN MINEHEAD

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