



## Lower Park

Minehead, TA24 8AY

Price £399,950 Freehold



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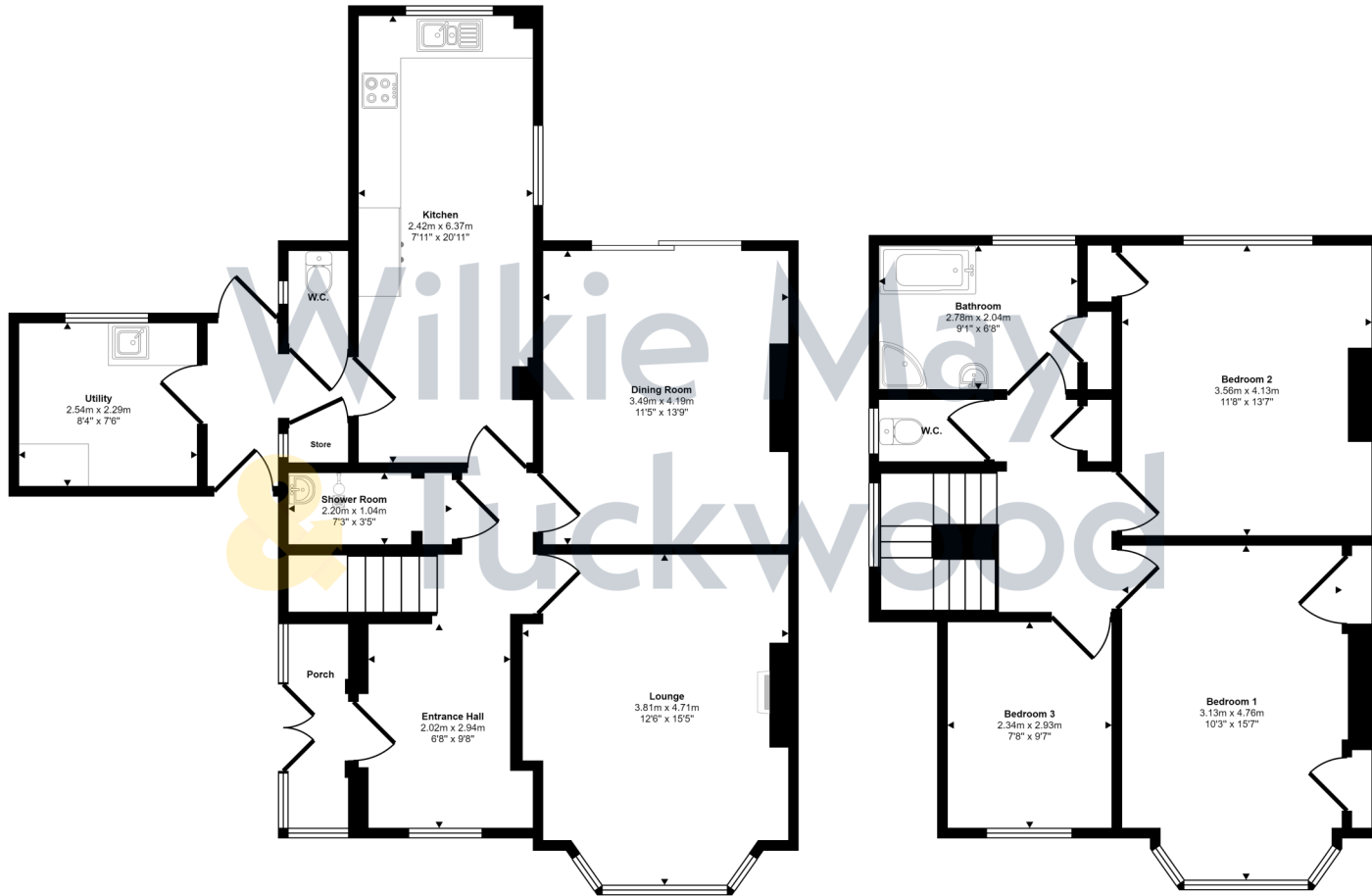
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EPC

Wilkie May  
& Tuckwood

# Floor Plan

Approx Gross Internal Area  
134 sq m / 1438 sq ft



Ground Floor  
Approx 77 sq m / 830 sq ft

First Floor  
Approx 57 sq m / 609 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

A well-presented three-bedroom semi-detached house situated in a popular residential area of Minehead within easy reach of town centre amenities and offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, a ground floor shower room in addition to a first floor bathroom, a utility room, a garage with off road parking, a good-sized rear garden and pleasant views from the rear towards Woodcombe woods.

**AGENTS NOTE:** The adjoining property known as 46 Lower Park has planning permission in place for a two storey side extension and a single storey rear extension under reference no. 3/21/22/007.

- Popular residential area
- Shower room and bathroom
- Garage with parking
- Good sized rear garden
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this attractive semi-detached house.

The accommodation comprises in brief: entrance to the side of the property into porch with door into the entrance hall which has stairs to the first floor and doors to all principle rooms. The lounge is a good-sized room with bay window to the front and fireplace with inset gas fire. There is also a separate dining room with sliding doors out to the rear garden and fireplace with shelved alcoves on either side. The kitchen is a good-sized room fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated double oven and integrated hob. There are also windows to the rear and side. From the kitchen a door leads through to a hallway with doors to a wc and door to a store room. There is then a further hallway with doors to the front and rear gardens and into a fitted utility room. There is also a ground floor shower room.

To the first floor there is a good-sized landing area with storage cupboard and doors to the bedrooms, bathroom and separate wc. Bedroom 1 is a large room with bay window to the front and two storage cupboards. Bedroom 2 is also a good sized with window to the rear affording pleasant views towards Woodcombe Woods and a storage cupboard. Bedroom 3 has a window to the front. The bathroom is fitted with a suite comprising bath, separate shower cubicle and wash hand basin. There is a separate wc alongside.

Outside to the front, there is a driveway providing off road parking leading to the garage. The remainder of the front garden is laid to lawn with a stone wall boundary. To the rear there is a good-sized level garden predominantly laid to lawn with inset fruit trees and greenhouse. There is also gated access to The Parks Walk for which a new Gate License will need to be obtained from the Local Authority.



### 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:** [///noted.picturing.supporter](#) **Council Tax Band:** D

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

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 November 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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