



## Badger Park

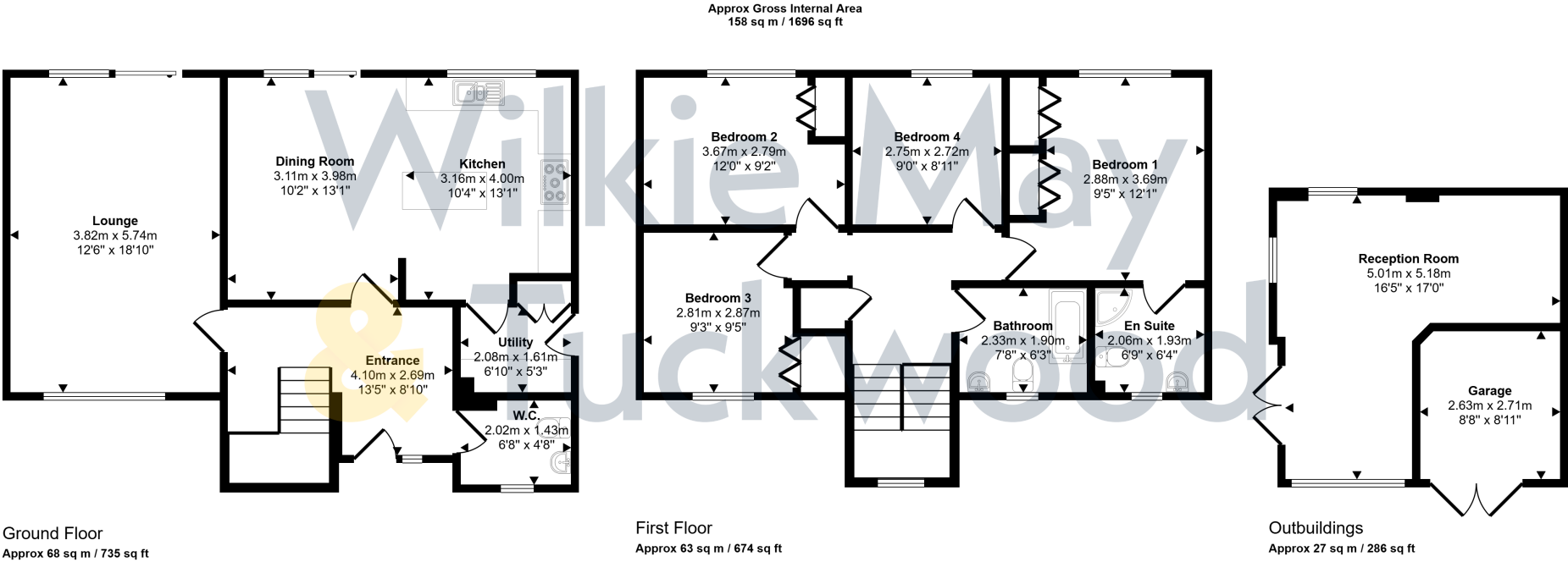
Minehead, TA24 6LJ

Price £535,000 Freehold

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Wilkie May  
& Tuckwood

# Floor Plan



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 four-bedroom detached house situated within a popular development on the outskirts of Minehead.

The property benefits from gas fired central heating and double glazing throughout, a utility room, cloakroom, an en-suite to the master bedroom, off road parking and an enclosed rear garden. The garage has been converted into a useful home office with store room to the front.

- 4 bedrooms, one with en-suite
- Large kitchen dining room
- Off road parking
- Enclosed rear garden
- Viewing highly recommended



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

The accommodation comprises in brief: entrance through front door into a spacious hallway with stairs to the first floor and doors to a fitted cloakroom, the lounge and dining room. The lounge is a large double aspect room with window to the front and patio doors opening to the rear garden. The dining room is another good-sized room with patio doors opening to the garden and access to the kitchen which is fitted with a range of modern wall and base units, sink and drainer incorporated into work surface with tiled surrounds, large range cooker with extractor hood over, space and plumbing for a dishwasher and attractive island unit. A door leads through to the fitted utility room which houses the gas fired boiler and has a door to outside.

To the first floor there is a large landing area with storage cupboard and doors to the

bedrooms and bathroom. Bedroom one is a large room with an aspect to the rear and door to fitted en-suite shower room. Bedrooms two and four also have aspects to the rear with pleasant views over the garden to the surrounding hills. Bedroom 3 has an aspect to the front. The bathroom is fitted with a modern three piece suite.

Outside, to the front there is an area of garden laid with ease of maintenance in mind. To the side there is a driveway providing off road parking leading to the converted garage which retains storage accessed from the front. The remainder of the garage has been converted into a home office with windows on three sides and French doors opening out to the rear garden. Immediately to the rear of the house there is a patio area with the remainder of the garden laid to lawn, enjoying a good degree of privacy and a pleasant aspect towards the surrounding countryside.



### 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:** [///energetic.reliving.com/petent](http://energetic.reliving.com/petent)

**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:** Medium 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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