



Plot Q Periton Mead

Minehead, TA24 8DW

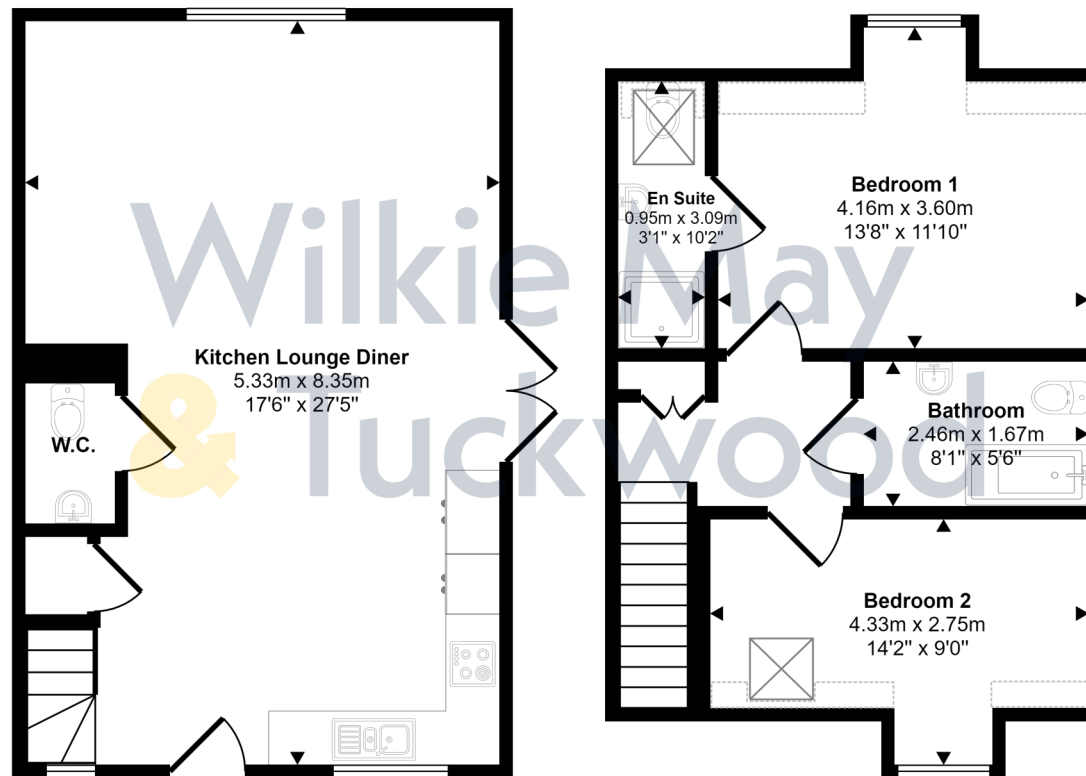
From £285,000 Freehold

			TBA
2	1	2	EPC

Wilkie May
& Tuckwood


Floor Plan

Approx Gross Internal Area
84 sq m / 900 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft

First Floor
Approx 39 sq m / 422 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 brand new, high specification two double bedroom mews cottage situated within the Periton Mead development on the outskirts of Minehead currently being constructed by Ware Developments.

The property consists of a highly insulated timber framed construction with a masonry external skin finished in render under a slate roof and full uPVC double glazing. A gas fired boiler provides underfloor heating on the ground floor with radiators to the first floor.

Other benefits include solid oak doors throughout, an open plan living/dining/kitchen area with integrated appliances fitted to the contemporary kitchen, a cloakroom, an en-suite to one of the bedrooms, two off road parking spaces and a small courtyard garden.

- High quality construction
- 2 bedrooms one with en-suite
- 2 parking spaces
- Private courtyard garden
- 10 year residential Warranty



Wilkie May & Tuckwood are delighted to be able to offer this brand new two double bedroom mews cottage.

The accommodation comprises in brief: entrance through front door into the open plan living/dining/kitchen with windows to the front and rear and French doors to the side leading out to the courtyard garden. The kitchen area is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface and integrated appliances to include an eye level double oven, fridge, freezer, induction hob and dishwasher. A door leads through to an understairs cupboard with space and plumbing for a washing machine. A door also gives access to the fitted cloakroom.

To the first floor there is a landing area with storage cupboard and doors to the two bedrooms and bathroom. Both bedrooms have some restricted head height. Bedroom one has an aspect to the rear and a fitted en-

suite shower room and Bedroom two has a window and skylight to the front. The bathroom is fitted with a suite comprising bath with shower over, vanity unit wash hand basin and wc. There is also an obscured window to the side.

Outside, there is a small courtyard garden accessed from the open plan ground floor together with two parking spaces to the front.

AGENT NOTE: A management company is being set up to cover maintenance of the common areas. The projected cost is in the region of £650.00 per annum.



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: ~~///noble.evaded.overheat~~ **Council Tax Band:** TBA

Broadband and mobile coverage: We understand that there is good 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:** 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 May 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.



Tel: 01643 704400
6 Wellington Square, Minehead, Somerset, TA24 5NH

