

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



Wilkie May
& Tuckwood

King Edward Road

Minehead, Somerset, TA24 5EA

Guide Price: £525,000



King Edward Road

An imposing Edwardian 6 bedroom family home with self contained annexe and planning permission for further conversion.

The property comprises a substantial semi detached Edwardian home situated in a sought after location within easy walking distance of Minehead town centre, and all the schools. The property was a former care home, and was converted to a private residence 10 years ago. The house has large and well maintained accommodation that offers very flexible accommodation, with the opportunity to further enhance the income generation or have multi generational living. Currently the property is occupied as a 6 bedroom home with one bedroom self contained annexe, but there is planning permission to add a further one bedroom flat above the existing one bedroom annexe. Full details can be found on Somerset Council Councils website using the reference 3/21/23/038. Since taking occupation the current owners have installed solar panels, created the annexe, and landscaped the rear garden as well as created an enclosed front garden that also enjoys a high degree of privacy, with an adjacent driveway offering ample parking for a motorhome or caravan.

ACCOMMODATION



The accommodation in brief comprises; Door into **Entrance Porch**. **Entrance Hall** - with storage cupboard. Open plan **Living Room/Kitchen/Dining Room** - over 40 ft in length with a multifuel burner, and bespoke made Kitchen with extensive range of cupboards, marble worktops, a dual fuel range oven with extractor hood over (included in the sale) integrated fridge and dishwasher, patio door to the rear garden. **2nd Sitting Room** - with multifuel burner and aspect to the front. **Downstairs WC**. **Large Utility Room** - with space and plumbing for washing machine, space over for a tumble dryer, oak cupboards and drawers under a quartz effect slimline worktop, door into **Dog Room** - with doors to front stores, and rear enclosed yard, fitted kennels, wash basin and cupboard under. To the first floor; spacious landing with walk in airing cupboard housing a Worcester boiler and hot water cylinder (solar thermal ready), hatch to large principal roof space with ladder. **Bedroom 1** - with aspect to the front and bespoke fitted wardrobes. **Bedroom 2** - aspect to the rear. **Bedroom 3** - aspect to front. **Bedroom 4** - aspect to side with fitted wardrobe. **Family Bathroom** - with roll top central bath, separate tiled shower cubicle, low level WC, pedestal wash basin all in the Heritage range with two matching heated towel rails. **Separate Shower Room** - with tiled corner shower cubicle, low level WC, pedestal wash basin, heated towel rail. **Bedroom 5** - aspect to rear. **Bedroom 6** - aspect to rear. **Bathroom** - with bath and tiled surround, low level WC and pedestal wash basin. **Utility/Store** - aspect to front with fitted units, stainless steel sink and drainer. (Note; this area could be used by a teenager or relative wanting private accommodation as there is a separating door)

Annexe; accessed by the rear garden with hallway. Living Room/Kitchen; with aspect to the rear, modern Kitchen with space for an electric oven, and fridge/freezer. Bedroom; aspect to rear. Shower Room; corner shower cubicle with tiled surrounds and electric shower over, low level WC, pedestal wash basin.





OUTSIDE

The house has a driveway with gated access to the woodstore, and two further stores and access to the Dog Room. The front garden is fenced and gated and enjoys a sunny aspect. The rear garden is walled with gated astroturf area. The remainder of the garden is laid to lawn with sandstone patio and an established Wisteria plant. Adjacent to the Garden is the Garage with electric roller door, power and lighting which is accessed via the council maintained service lane at the rear.



GENERAL REMARKS AND STIPULATIONS

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water, electricity and drainage are connected. Gas fired central heating.

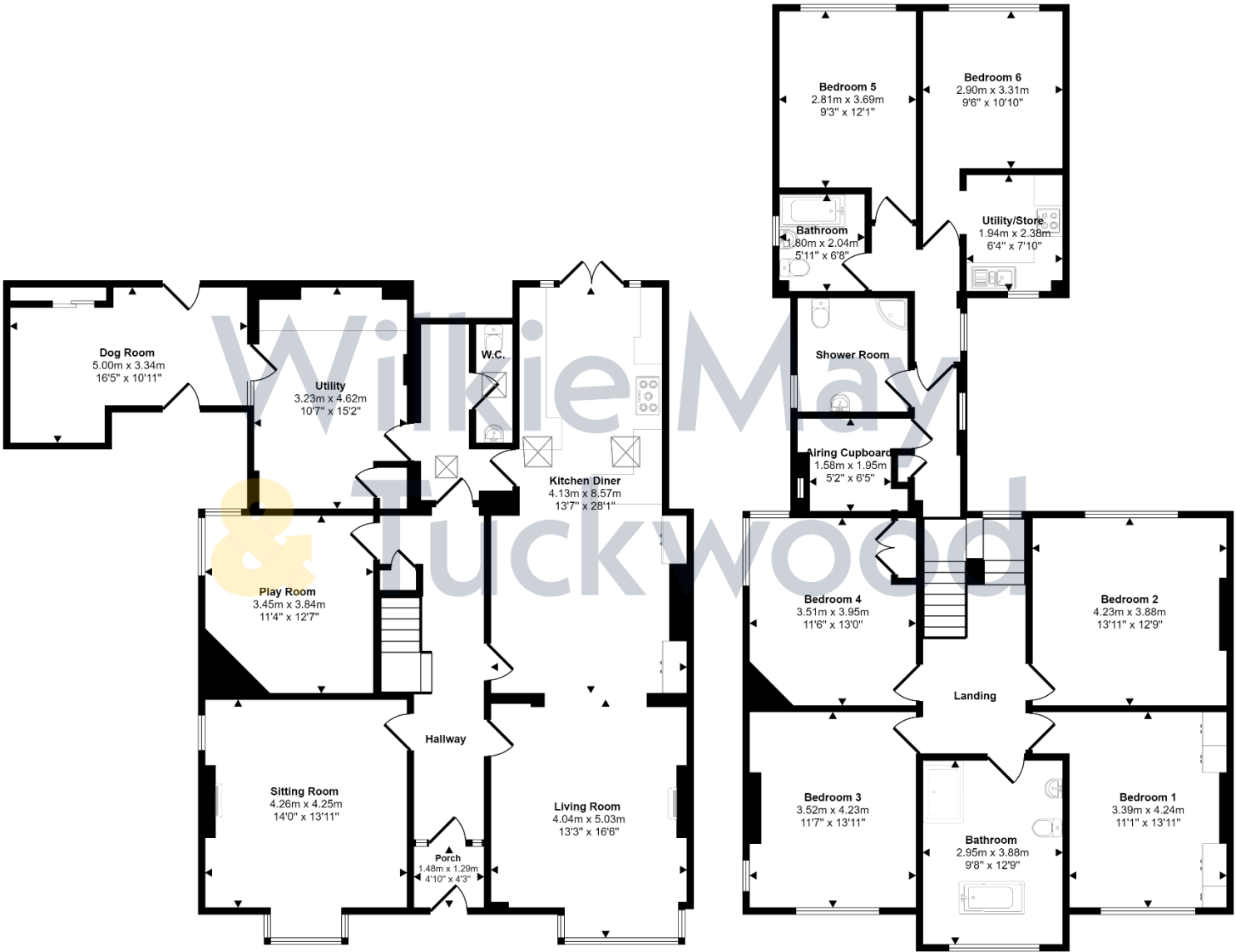
Council Tax Band: F

Declaration: Under Section 21 of the Estate Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that an employee of Wilkie May & Tuckwood has a direct interest in this property.

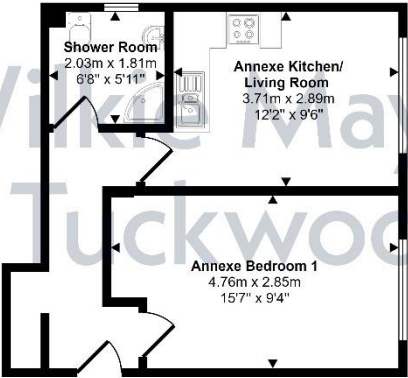
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Approx Gross Internal Area
276 sq m / 2972 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.



Floorplan

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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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Tel: 01643 704400

6 Wellington Square, Minehead, TA24 5NH