



## The Parks

Minehead, TA24 8DD

Price £550,000 Freehold



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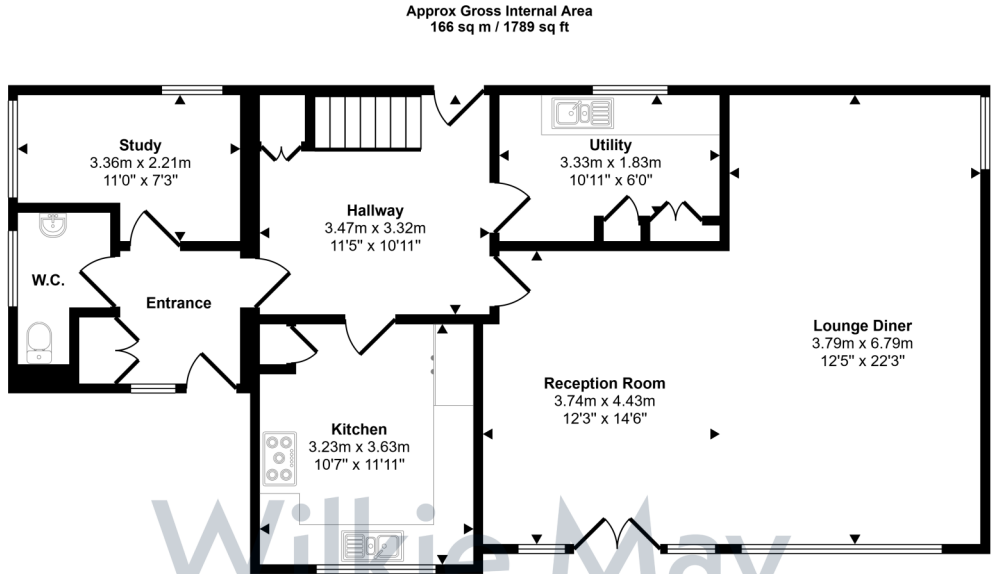


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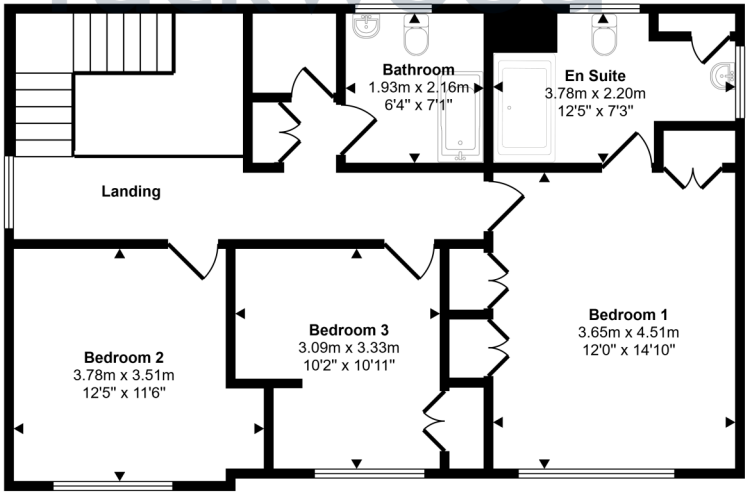
Wilkie May  
& Tuckwood



# Floor Plan



Ground Floor  
Approx 91 sq m / 981 sq ft



First Floor  
Approx 75 sq m / 808 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 very attractive, three-bedroom detached house situated within the sought after Parks area of Minehead.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a cloakroom, utility room, en-suite to the master bedroom, attractive surrounding gardens, off road parking and lovely views from the front towards the surrounding countryside.

- Sought after area of Minehead
- 3 bedrooms one with en-suite
- Off road parking
- Attractive gardens
- Internal viewing recommended



Wilkie May & Tuckwood are delighted to be able to offer this attractive property.

The accommodation comprises in brief: front door into entrance way with storage cupboard, door to study, door to the cloakroom and door through to the hallway. The hallway is a good-sized area with storage cupboard, door to the rear garden, stairs to the first floor and doors into the reception/lounge diner, kitchen and utility room. The reception/lounge diner is a large, double aspect room with window to the side and picture window and French door with windows on either side to the front affording lovely views over the front garden to the surrounding countryside.

The kitchen also has a large window to the front designed to take full advantage of the views and is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for range cooker with extractor hood over and space for tall fridge freezer. There is also a pantry cupboard. The utility is fitted with wall



and base units, space and plumbing for washing machine, space for tumble dryer, window to the rear and houses the gas fired boiler.

To the first floor there is a good-sized landing with storage cupboards and doors to the bedrooms and bathroom. All three bedrooms have aspects to the front to take advantage of the lovely views with the master bedroom having the benefits of an en-suite shower room. There is also a fitted bathroom.

Outside to the front there is off road parking for two vehicles with steps rising up to the property. Immediately outside the reception/lounge diner there is an attractive patio area with lovely views. The remainder of the front garden is laid to lawn with shrubs and hedge boundary. To the side there is a further area of garden predominantly laid to lawn with a mature apple tree. The rear garden is planted with flowering shrubs and trees which are an attractive feature of the property.



### 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:** [///decimals.goods.uncouth](#) **Council Tax Band:** F

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 58 Mbps download and 10 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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