



Poundfield Road

Minehead, TA24 5EP

OIEO: £220,000 Freehold



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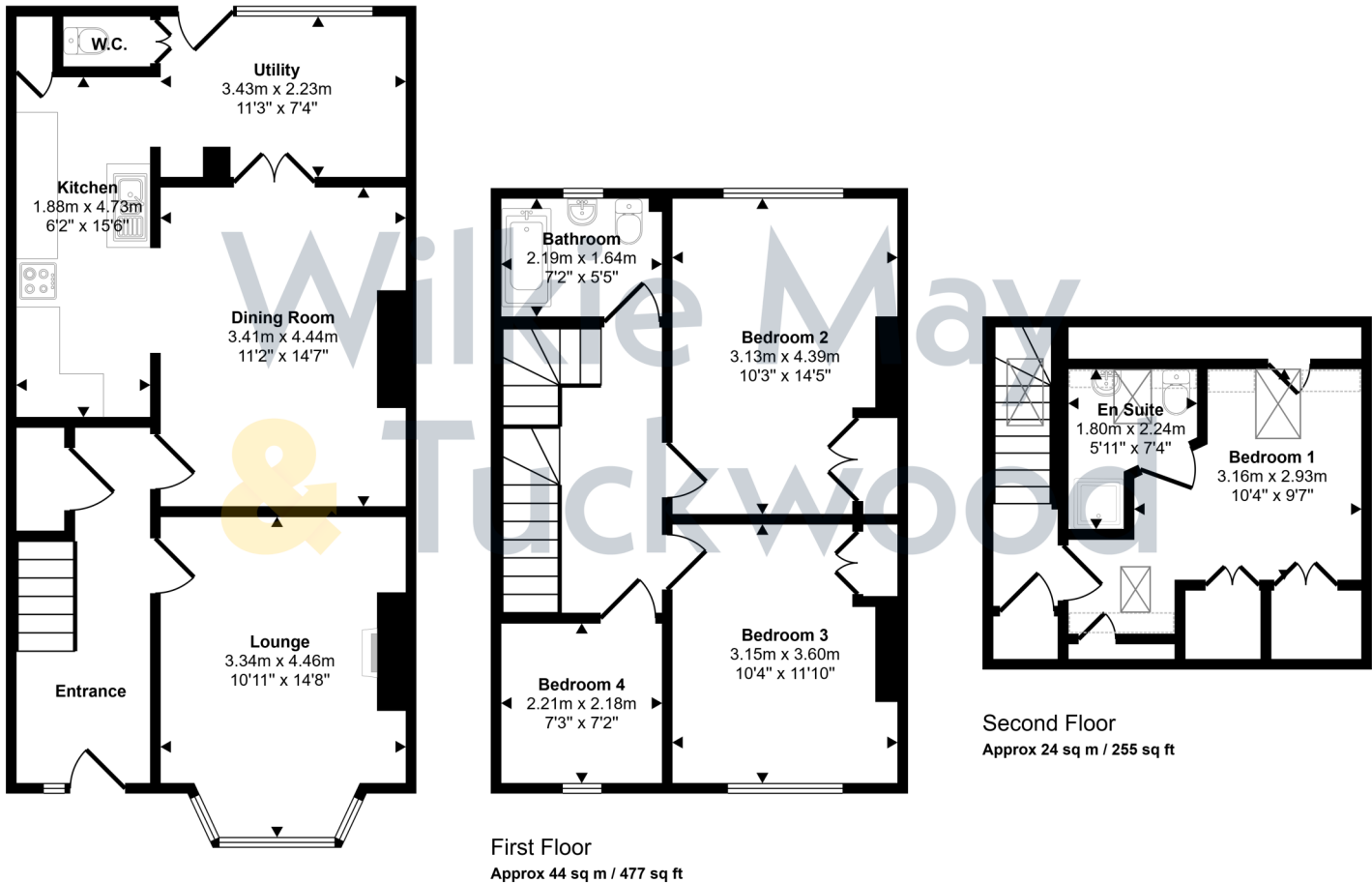
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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
127 sq m / 1367 sq ft



Ground Floor
Approx 59 sq m / 636 sq ft

First Floor
Approx 44 sq m / 477 sq ft

Second Floor
Approx 24 sq m / 255 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 two reception room, four-bedroom mid-terrace house situated within a popular residential area of Minehead.

Although in need of general updating, the property does benefit from LPG central heating, part double glazing, a utility room, an en-suite to the second floor bedroom and a good-sized garden to the rear.

- Popular residential area
- 4 bedrooms one with en-suite
- Garden to the rear
- In need of general updating
- Viewing recommended



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

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, understairs cupboard and doors to the lounge and dining room. The lounge is a good-sized room to the front of the property with open fireplace. The dining room is to the rear of the property with double doors opening to a utility room which has a door to the garden and doors to a fitted wc. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for slot in cooker with extractor hood over and space for tall fridge freezer.

To the first floor there is a landing area with stairs to the second floor and doors to three of the bedrooms and the bathroom. Bedroom two has an aspect to the rear with

fitted wardrobe, bedroom three has an aspect to the front and bedroom four also has an aspect to the front. The bathroom is fitted with a three piece suite.

To the second floor there is a small landing area with storage cupboard and door to the fourth bedroom which has some restricted head height, two velux windows, eaves storage and door to a fitted en-suite shower room.

Outside to the front there is a small area of garden with a brick boundary wall. To the rear there is a good-sized garden which has pedestrian access to a pathway to Paganel Road.



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 lpg fired central heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: [///remotest.evaded.snapping](http://remotest.evaded.snapping)

Council Tax Band: C

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 1800 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 February 2025. 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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