

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



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& Tuckwood

9 PAGANEL ROAD

MINEHEAD, Somerset TA24 5ET



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A beautifully presented and fully updated two reception room, four-bedroom detached house situated within easy reach of Minehead town centre amenities.

The property was built in 1926 for famous Somerset and England cricketer Norman Mitchell-Innes hence the rear looking like a cricket pavilion.

Benefits include gas fired central heating and double glazing throughout, oak doors throughout, a stunning quadruple aspect lounge, a large double aspect kitchen diner with bi-folding doors out to the garden, a utility room, two bathrooms, a large level garden and off-road parking for several vehicles.

ACCOMMODATION



The accommodation comprises in brief: entrance through imposing front door into hallway with stairs to the first floor, storage cupboard and doors to,

LOUNGE – a lovely, light room with attractive box bay to the side, wood flooring, picture rail, cornicing and attractive fireplace with open fire.

FAMILY ROOM – an attractive room with picture rail, cornice and French doors with windows on either side opening to the garden.

KITCHEN DINER – a large, triple aspect room with windows to the front and rear and bi-

folding doors opening out to a lovely patio area. The kitchen area is fitted with a range of wall and base units, double Belfast style sink incorporated into wooden work surface with tiled surrounds, island unit, space for an American style fridge freezer and integrated double range gas cooker. From the dining area, a door leads through to a fitted,

UTILITY ROOM – with storage cupboard, door to fitted WC, window to the front and door to the garden.



First Floor Landing – large landing with window to the front, storage cupboards and doors to the bedrooms and bathroom.

Bedroom – very attractive room with storage cupboard and door opening out to a lovely balcony area overlooking the rear garden.

Bedroom – window to the rear overlooking the garden.

Bedroom – also overlooking the garden.

Bedroom – window to the front.

Bathroom one – a large room with four-piece suite comprising shower cubicle, separate bath, wc and wash hand basin. There is also a large, obscured window to the front, tiled floor, tiled walls and a heated towel rail.

Bathroom two – with suite comprising bath with rainwater shower over and wash hand basin. There is a separate WC alongside.



OUTSIDE

The property is approached over a driveway providing off road parking for several vehicles. To the side there is a level area of garden laid to lawn which then carries on around to the rear of the property. Immediately outside the kitchen diner there is a paved patio area. The rear garden is a particular feature of this property and is of a good size and predominantly laid to lawn with hedge and fence boundaries and inset trees.

SITUATION: Nestled between the slopes of Exmoor and the sea, Minehead is a popular and beloved coastal resort located in West Somerset. The town boasts a wide range of attractions, making it a desirable destination for both locals and tourists alike. Visitors can enjoy the beautiful beach, promenade, and harbour, as well as the stunning gardens and colourful, treelined avenue with a variety of shops and services. The area is dominated by the wooded slopes of North Hill, adding to the charm of the surroundings. Minehead is widely renowned for its exceptional natural beauty, and visitors can take advantage of the superb walking opportunities over the moorland, through the woodlands, and along the coast. With so much to offer, it's no wonder that Minehead is one of West Somerset's most treasured coastal towns.

DIRECTIONS: What3Words: [:///chuck.specifies.moral](https://www.what3words.com/lookup/:///chuck.specifies.moral)

ACCOMMODATION

ACCOMMODATION (all measurements are approximate)

ENTRANCE HALL

LOUNGE 15'3" (4.66m) x 23'8" (7.22m)

FAMILY ROOM 14'11" (4.55m) x 11'9" (3.59m)

KITCHEN DINER 11'5" (3.47m) x 23'11" (7.29m)

UTILITY 8'6" (2.60m) x 12'9" (3.89m)

WC

FIRST FLOOR LANDING

BEDROOM 11'3" (4.17m) x 11'4" (3.45m)

BEDROOM 12'7" (3.83m) x 13'10" (4.22m)

BEDROOM 11'6" (3.50m) x 11'3" (3.43m)

BEDROOM 9'5" (2.87m) x 9'4" (2.84m)

BATHROOM ONE 11'7" (3.54m) x 8'2" (2.48m)

BATHROOM TWO 6'6" (1.98m) x 5'2" (1.57m)

SEPARATE WC

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.

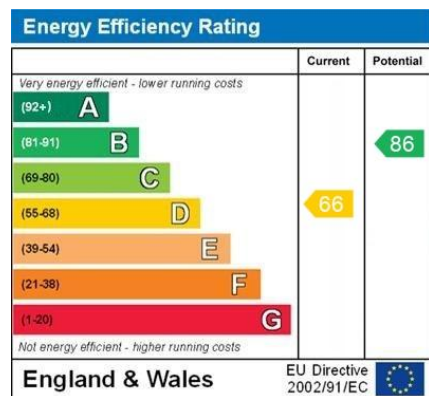
Council Tax Band: F

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/>.

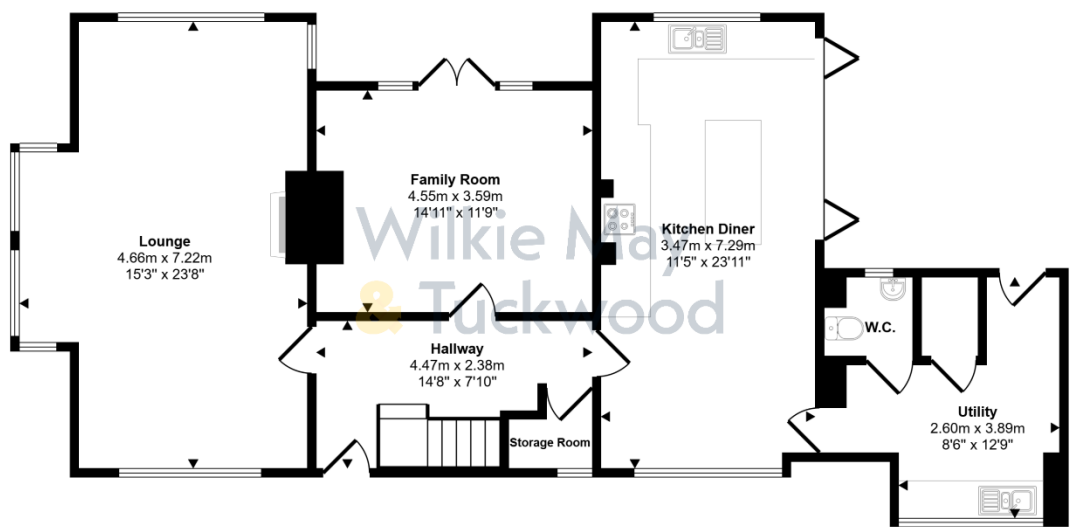
Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Medium risk **Reservoirs:** Unlikely
Groundwater: Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on

<http://www.somersetwestandtaunton.gov.uk/asp/>

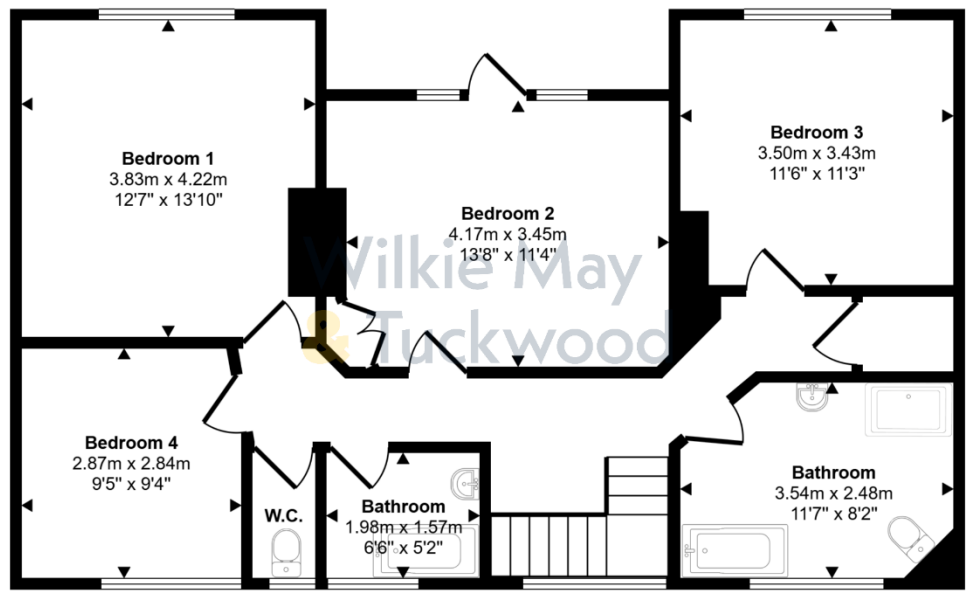


FLOORPLAN



Ground Floor
Approx 98 sq m / 1056 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.



First Floor
Approx 82 sq m / 885 sq ft

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PRICE: £650,000



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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