



## West Park

Minehead, TA24 8AW

Price £499,950 Freehold



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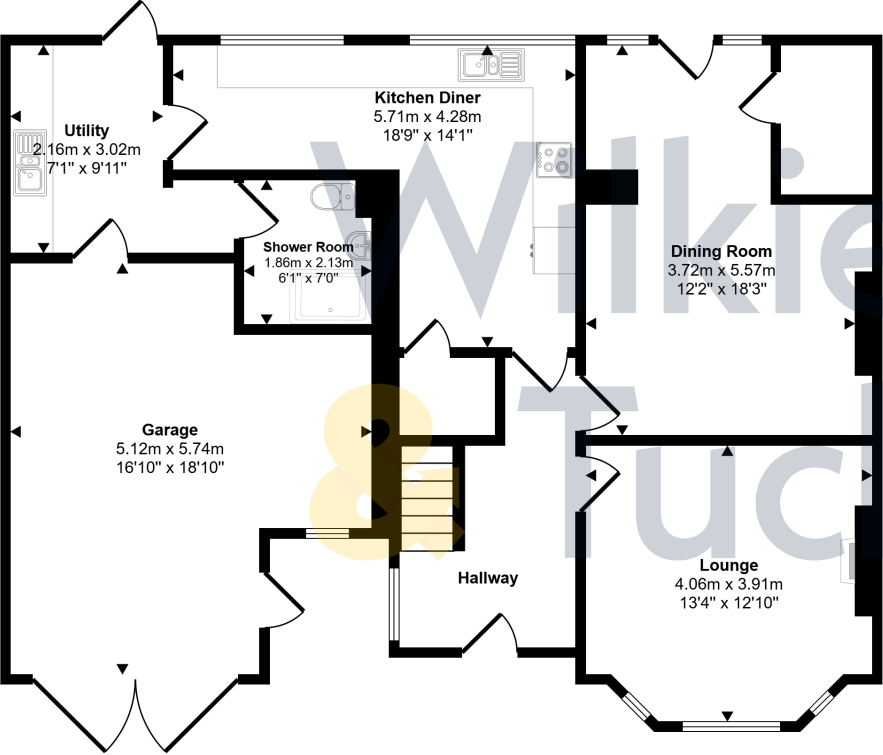


EPC

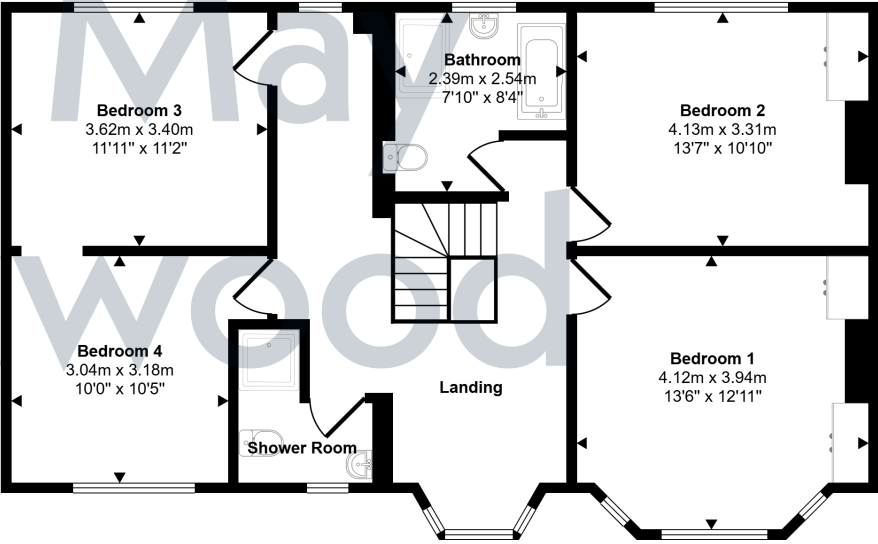
**Wilkie May  
& Tuckwood**

# Floor Plan

Approx Gross Internal Area  
190 sq m / 2045 sq ft



Ground Floor  
Approx 106 sq m / 1140 sq ft



First Floor  
Approx 84 sq m / 906 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

An extended and well-presented four-bedroom semi-detached house situated within a sought after residential area of Minehead within half a mile's level walk of town centre amenities.

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, a utility room, a ground floor shower room in addition to a shower room and bathroom to the first floor, a garage with off road parking, a good sized level rear garden and pleasant views from the rear of the property towards the surrounding woodland.

- Popular residential area
- 4 bedrooms
- 2 shower rooms and a bathroom
- Modern kitchen and utility
- Garage with off road parking



Wilkie May & Tuckwood are delighted to be able to offer this spacious family home.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and doors into the lounge, dining room and kitchen. The lounge is a good-sized room to the front of the property with attractive bay window and feature fireplace with inset wood burning stove. The dining room is a large room to the rear of the property with door to the garden and a large storage cupboard. The kitchen is a large L-shaped room fitted with a range of modern wall and base units, sink and drainer incorporated into work surface with tiled surrounds, two windows overlooking the garden and integrated appliances to include double oven and ceramic hob with extractor hood over. There is also space and plumbing for a dishwasher and space for a tall fridge freezer. A door from the kitchen leads through to the fitted utility room which has a door to the garden and door to the



ground floor shower room.

To the first floor there is a spacious landing area with window to the rear and attractive bay window to the front allowing space for an office. There are four bedrooms, two with aspects to the front and two to the rear. One of the bedrooms has an archway through to a nursery room which could easily be converted back to a separate bedroom. There is also a fitted shower room and a bathroom fitted with a four piece suite.

Outside to the front there is a driveway providing off road parking leading to the integral garage which has a personal door to the side and a door into the utility room. The remainder of the front garden is laid to lawn. The level rear garden is of a good size with a patio area immediately outside the back of the house, an area laid to lawn and a separate child friendly area at the bottom, all enjoying views to the surrounding hills.



### 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:** [///unite.internal.months](#) **Council Tax Band:** D

**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 March 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

