



Glenmore Road

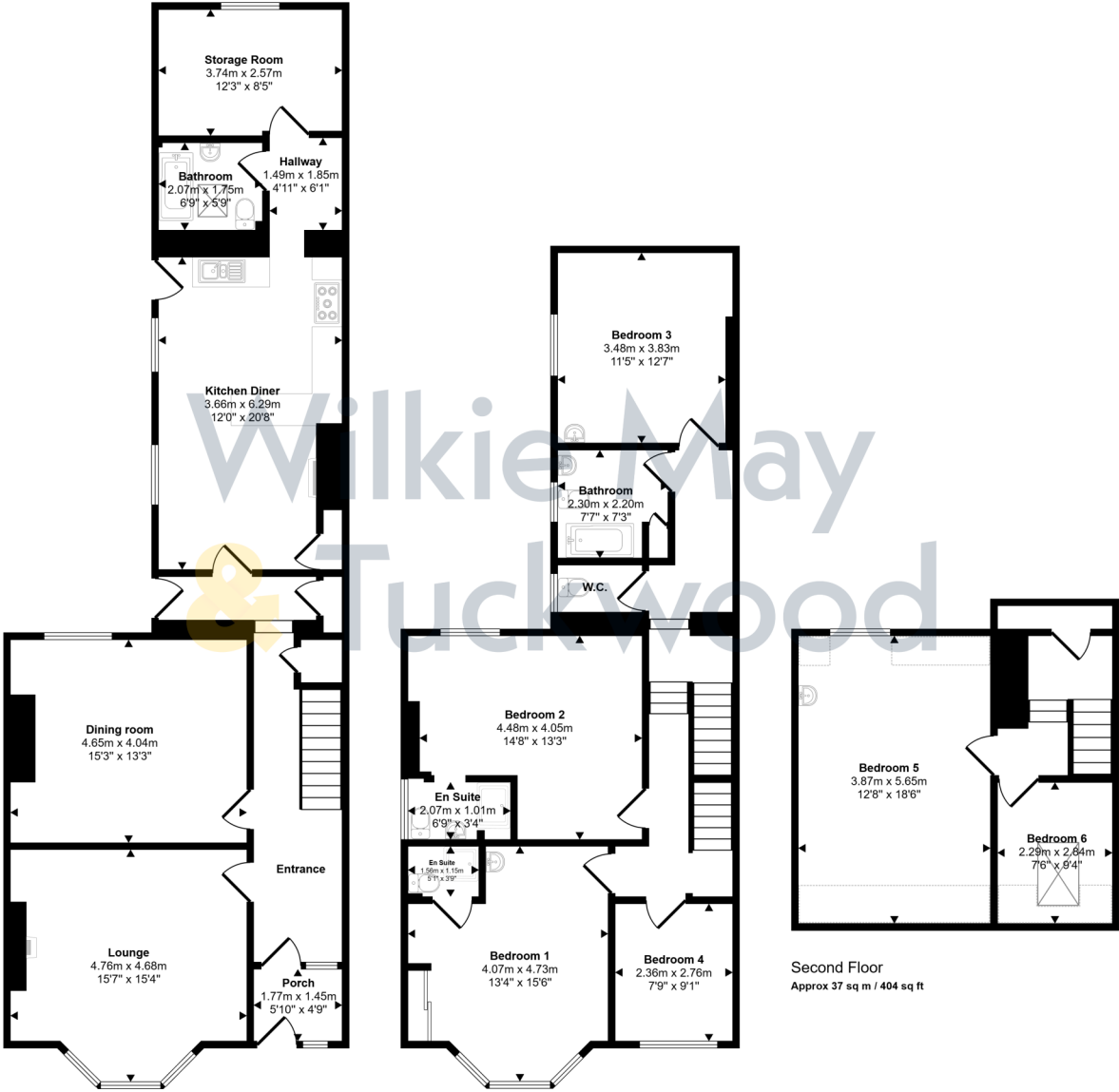
Minehead, TA24 5BQ
Guide £425,000 Freehold

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Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
223 sq m / 2401 sq ft



Ground Floor
Approx 103 sq m / 1109 sq ft

First Floor
Approx 83 sq m / 888 sq ft

Second Floor
Approx 37 sq m / 404 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 spacious six-bedroom end-of-terrace house situated within easy reach of Minehead sea front and town centre amenities.

Of stone construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, bathrooms on the ground and first floors, en-suite shower rooms to two of the bedrooms, a garden to the rear and off road parking accessed from a service lane to the side.

Internal viewing is recommended to appreciate the accommodation offered.

- Close to Minehead sea front
- 6 bedrooms, two with en-suite
- Off road parking
- Level garden to the rear
- Viewing highly recommended



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

The accommodation comprises in brief: entrance through front door into porch with door through to the hallway which has stairs to the first floor, understairs cupboard and doors into the lounge and dining room. The lounge is an attractive room to the front of the property with bay window and fireplace with inset gas fire. The dining room is a spacious room with an aspect to the rear. From the hallway steps lead up to a lobby area with storage cupboard and door to a side access. A door also opens into the large kitchen diner which has two windows to the side, a door to the side access and fireplace with inset wood burning stove. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface and a large range cooker. A door leads through to a utility area which has a door to the ground floor bathroom and door to a storage room which has a window to



the rear.

To the first floor there is a landing area with stairs to the second floor and doors to four of the bedrooms and the bathroom which has a separate wc. Two of the bedrooms have en-suite shower rooms.

To the second floor there is a small landing area with door to a large storage room and doors to the remaining two bedrooms, both of which have some restricted head height.

Outside, to the front there is a small area laid with ease of maintenance in mind with a stone wall boundary. To the side there is a further area laid with ease of maintenance and a flower bed with gated access to the lane running to the side of the property. The rear garden is predominantly laid to lawn with walled boundaries and a shed. Behind the property there is covered parking.



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: ~~///clocking.reeling.dislikes~~ **Council Tax Band:** E

Broadband and mobile coverage: We understand that there is likely 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/>

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.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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