



Wilkie May  
& Tuckwood



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## Vicarage Road

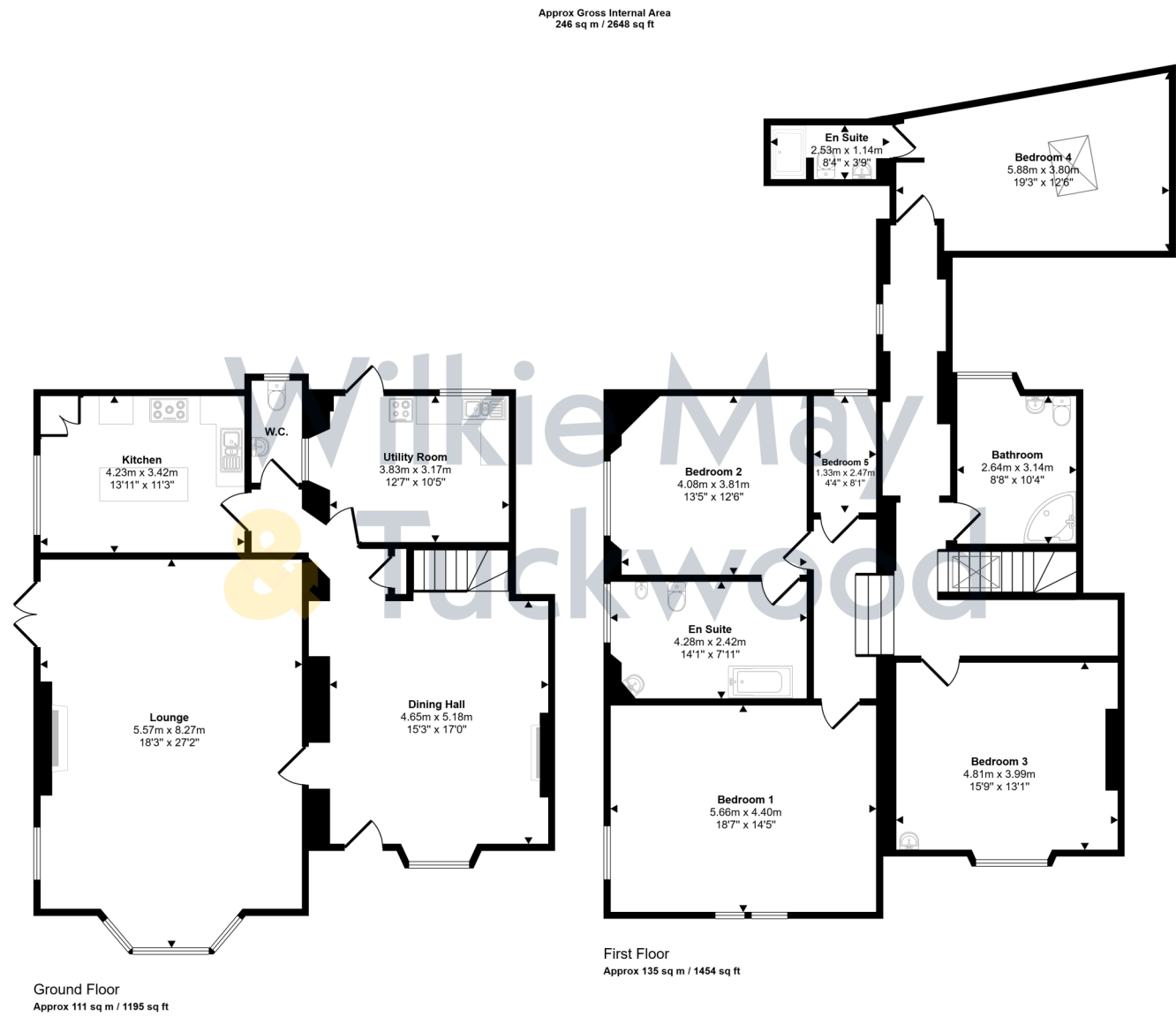
Minehead, TA24 5RR

Price £625,000 Freehold

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<b>5</b>	<b>2</b>	<b>3</b>	<b>EPC</b>

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# Floor Plan



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, five-bedroom semi-detached Grade II listed house situated on the lower slopes of North Hill and offered for sale with NO ONWARD CHAIN.

Originally part of a former rectory dating back to the 18th Century, this substantial property offers spacious and well proportioned accommodation over two floors and retains many character features to include casement and sash windows and a lovely fireplace in the lounge with wood burning stove.

Other benefits include gas fired central heating, a utility room, en-suites to two of the bedrooms, a double garage with off road parking, good-sized gardens to the side and wonderful views over the town to the coast.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Lower slopes of North Hill
- 5 bedrooms, two with en-suite
- Double garage with parking
- Attractive gardens
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this lovely house.

The accommodation comprises in brief: entrance through front door into a large dining hall with bay window to the front, fireplace, stairs to the first floor and doors to the remaining ground floor accommodation.

The lounge is a wonderful, double aspect room with bay window to the front with lovely views, window to the side and French doors to the side leading out to the garden. There is also a very attractive fireplace with Woodwarm wood burning stove.

The kitchen is fitted with a range of wall and base units, Belfast style sink, granite work surface with tiled surrounds, attractive corner display unit and gas fired four oven Aga. There is also a window to the side and parquet flooring. There is also a fitted utility room and cloakroom. From the utility room a door leads to the garden together with a storage area and a boiler room with steps leading down to a wine cellar. There is also a further cloakroom/laundry room with plumbing for washing machine and space for tumble dryer.

To the first floor there is a large landing area with access to two of the bedrooms and bathroom with steps leading up to a further landing area leading to the remaining first floor accommodation. Bedroom one is a large double aspect room with wonderful coastal and countryside views. Bedroom two overlooks the garden and has a large en-suite bathroom. Bedroom three has an aspect to the front with lovely views and bedroom four has a velux window and en-suite shower room. Bedroom five is a small room with window overlooking the back of the house suitable for a single bed or nursery. The bathroom is fitted with a three piece suite.

Outside, fronting onto Vicarage road there are two good-sized garages with off road parking. From here steps lead up to the front of the house and around to a patio area designed to enjoy the stunning views. The gardens are a particular feature of the property and have been landscaped to create a number of distinct areas with a large patio, gently sloping lawns and a more natural wooded area.



### 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:** [///bleak.reheat.hack](http://bleak.reheat.hack) **Council Tax Band:** F

**Broadband and mobile coverage:** We understand that there 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 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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