



## Periton Lane

Minehead, TA24 8EA

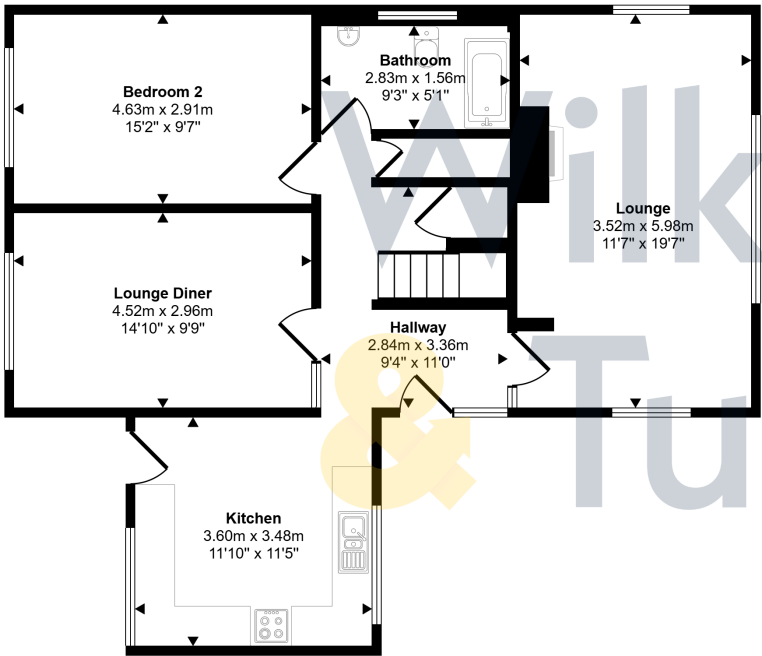
Price £450,000 Freehold



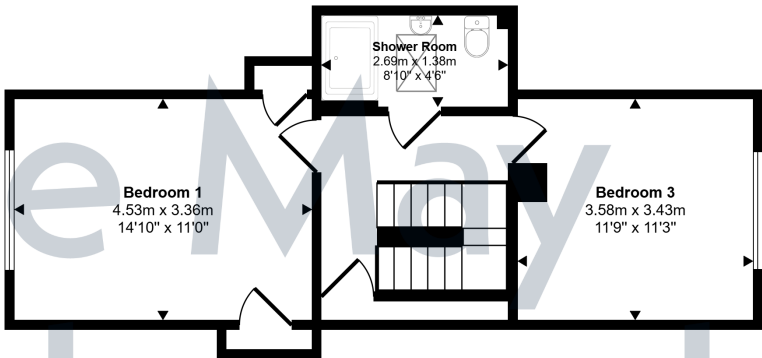
**Wilkie May**  
**& Tuckwood**

# Floor Plan

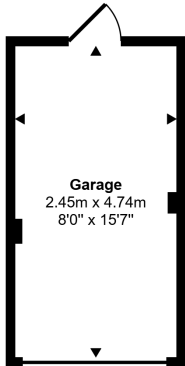
Approx Gross Internal Area  
135 sq m / 1452 sq ft



Ground Floor  
Approx 81 sq m / 869 sq ft



First Floor  
Approx 43 sq m / 458 sq ft



Garage  
Approx 12 sq m / 125 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

A spacious three/four double bedroom detached chalet bungalow situated within the sought after Periton area on the outskirts of Minehead.

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, a bathroom on the ground floor and shower room on the first, an integral garage with off road parking for several vehicles, gardens to the front and rear and lovely views from bedroom one towards Woodcombe Woods.

Located within one mile of town centre amenities, internal viewing of this property is highly recommended.

- Popular Periton area of Minehead
- 3/4 bedrooms
- Garage with off road parking
- Attractive gardens
- Internal viewing recommended



Wilkie May & Tuckwood are delighted to be able to offer this attractive chalet bungalow.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, two storage cupboards, open access to the kitchen and doors into the lounge, dining room, ground floor bedroom and bathroom.

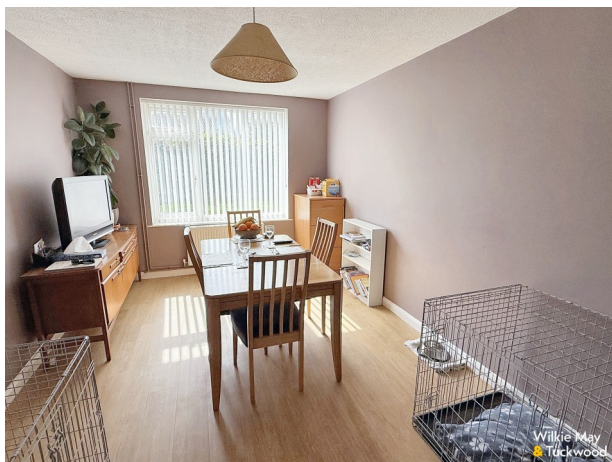
The lounge is a lovely, light room with windows on three sides and feature fireplace with inset wood burning stove. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for slot-in cooker with extractor hood over and space and plumbing for a washing machine. There are also windows to the front and rear and a door leading to the garden. The dining room is alongside the kitchen and could also be used as a fourth bedroom if required. This is an attractive room with large window overlooking the rear garden. The ground



floor bedroom also overlooks the rear garden and is alongside the bathroom which is fitted with a modern three-piece suite and has an obscured window to the side.

To the first floor there is a landing area with door to eaves storage and doors to the remaining two bedrooms and shower room. Bedroom one is a large room with a window to the rear affording lovely views and two eaves storage cupboards. Bedroom three has an aspect to the front overlooking the garden.

Outside, to the front there is a driveway providing off road parking for several vehicles leading to the garage. The remainder of the front garden is planted with shrubs for ease of maintenance. To the rear of the property there is a very attractive level garden predominantly laid to lawn with a raised vegetable bed and a patio area which enjoys a good degree of privacy.



### 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:** [///giving.vandalism.corals](http://giving.vandalism.corals) **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is 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 April 20245. 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

