



Poundfield Road

Minehead, TA24 5EP

Price £350,000 Freehold



5



2



1

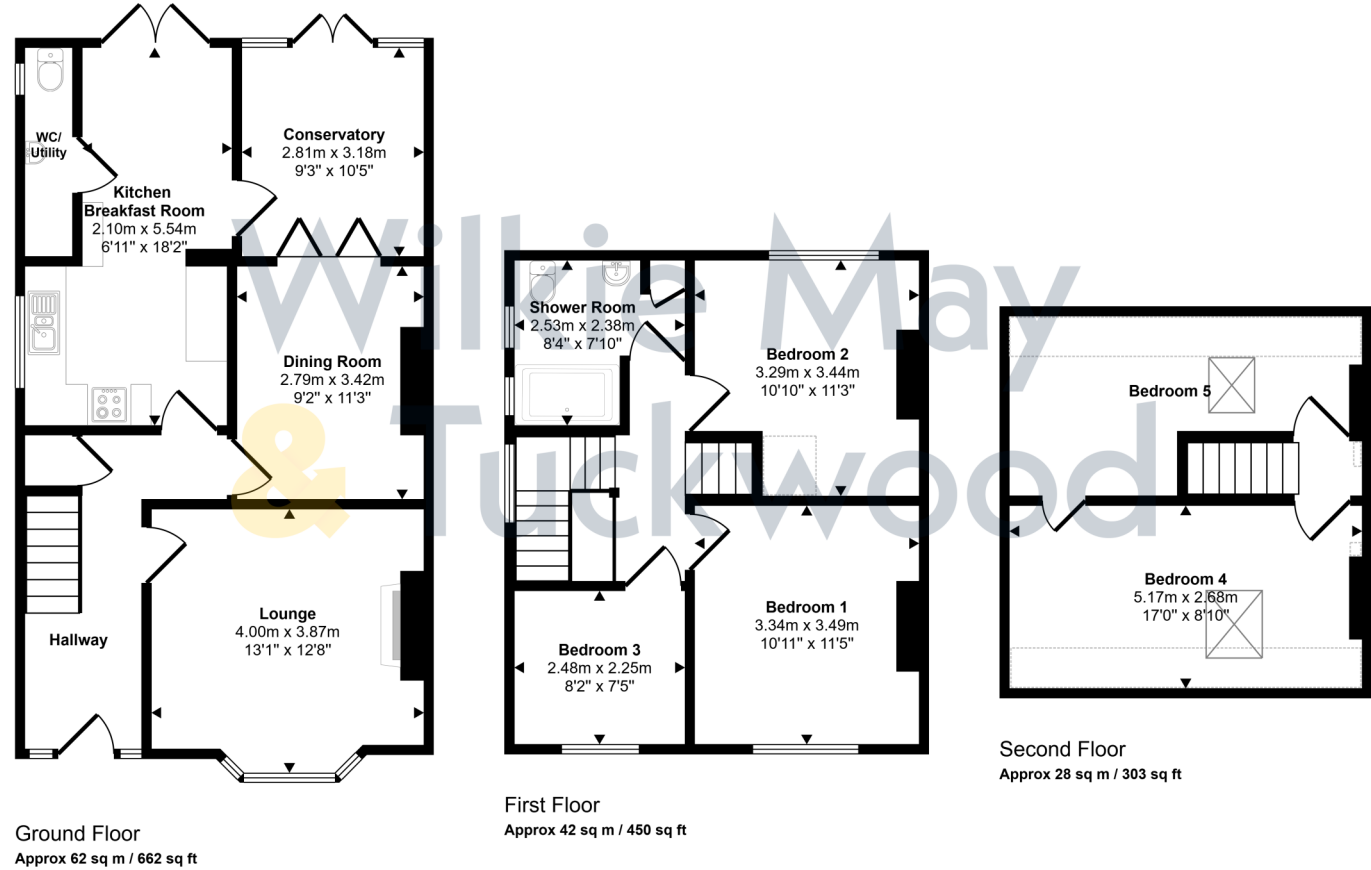
E

EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
132 sq m / 1416 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 five-bedroom semi-detached house situated within a popular residential area of Minehead.

Of cavity wall construction under a pitched roof, this property benefits from gas fired central heating and double glazing throughout, two reception rooms, a conservatory, a downstairs wc/utility room, off road parking to the front and garden to the rear.

- Popular residential area
- 5 bedrooms
- Off road parking
- Conservatory
- Garden to the rear



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, understairs storage cupboard and doors to the lounge, dining room and kitchen/breakfast room. The lounge is a good-sized room to the front of the property with bay window and feature fireplace with inset gas fire. The dining room is another good-sized room with bi-folding doors into the conservatory and feature fireplace. The conservatory has windows overlooking the rear garden and French doors opening out. The kitchen/breakfast room is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and spaces for cooker, undercounter fridge and undercounter freezer. There is also a window to the side and attractive dining area with door into the conservatory, French doors opening to the garden and door to the fitted wc which also has space and plumbing for a washing machine and space for a tumble dryer.



To the first floor there is a landing area with stairs to the second floor and doors to three of the bedrooms and shower room. Bedrooms 1 and 3 have aspects to the front and bedroom 2 has an aspect to the rear overlooking the garden. The shower room is fitted with a suite comprising a large shower cubicle, wc and wash hand basin. There is also an airing cupboard housing the gas fired boiler.

Bedrooms 4 and 5 are situated on the second floor. Bedroom 4 has a velux window to the front and bedroom 5, a velux window to the rear. Both rooms have some restricted head height.

Outside, to the front there is off road parking space with steps rising up to the front door. Alongside the front door there is a door to a covered walkway/storage area which also has a door to the rear garden. The garden is a particular feature of this property and has a decking area immediately outside the back door with the remainder laid to lawn with flower borders and an attractive patio seating area at the top of the garden on the other side of the lawn.



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: [///gullible.unite.wheels](http://gullible.unite.wheels) **Council Tax Band:** C

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 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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH



WM&T