



Regents Way

Minehead, TA24 5HS

Price £296,000 Freehold



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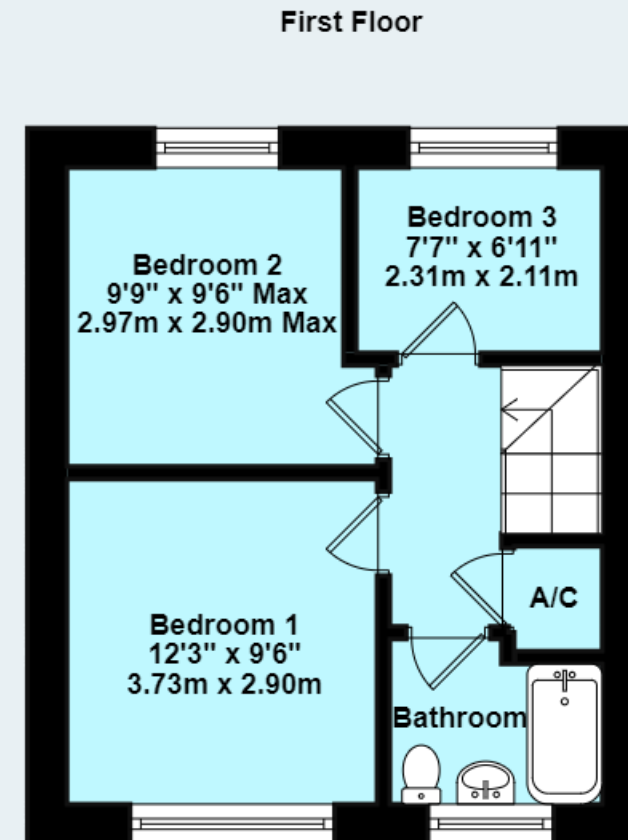
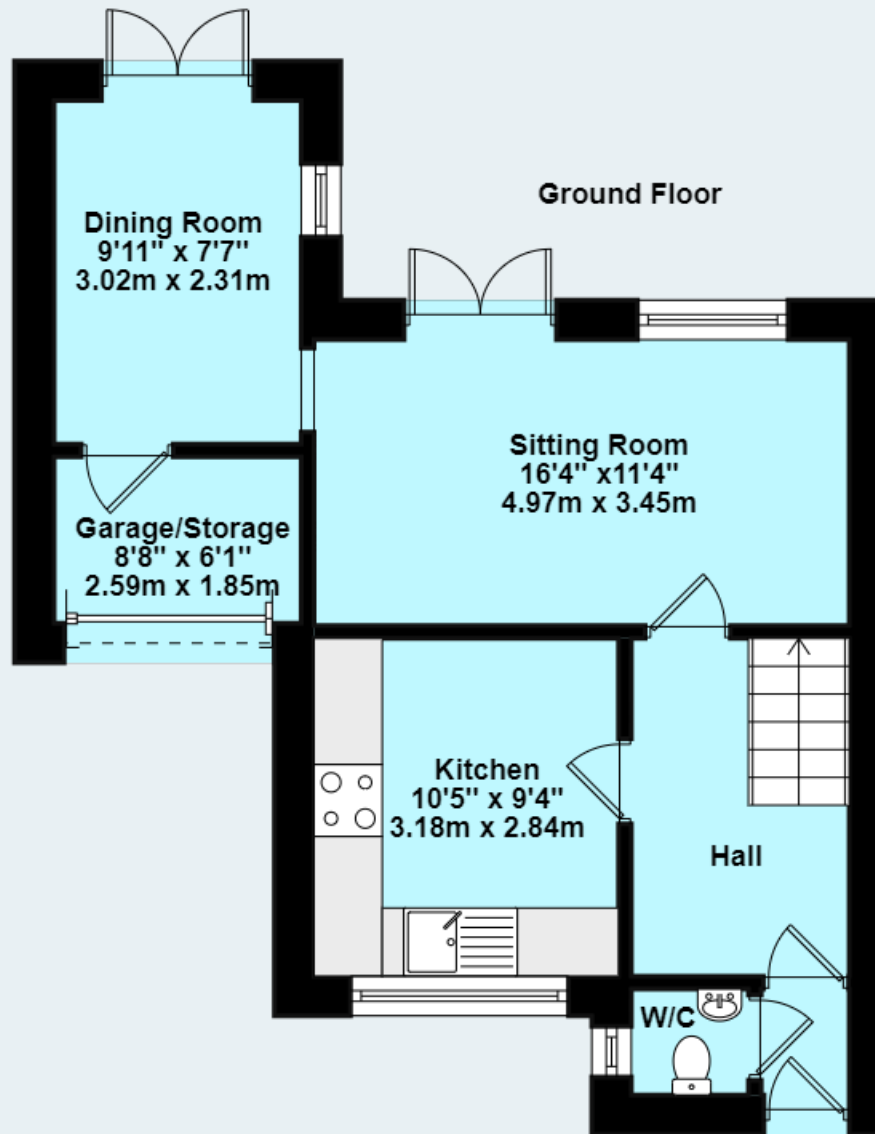
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EPC

Wilkie May
& Tuckwood

Floor Plan



TOTAL FLOOR AREA:
823sqft (76.50sqm) Approx.

Description

An attractive three-bedroom semi-detached house situated in a popular residential area within easy reach of town centre amenities.

Of cavity wall and brick construction under a pitched roof, this property benefits from gas fired central heating and double glazing throughout, off road parking to the front, a level garden to the rear and lovely views from bedrooms 2 and 3 towards the surrounding hills.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Popular residential area
- 3 bedrooms
- Off road parking
- Level rear garden
- Lovely views from the first floor



Wilkie May & Tuckwood are delighted to be able to offer this three-bedroom home.

The accommodation comprises in brief: entrance through front door into hall with door to fitted wc and door through to an inner hallway which has stairs to the first floor and doors into the kitchen and sitting room.

The kitchen is fitted with a range of modern wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven with gas hob and extractor hood over, space and plumbing for washing machine and space for tall fridge freezer. There is also a window to the front. The sitting room is a good-sized room to the rear of the property with window overlooking the garden and French doors leading out to the garden. There is then open access to a dining area which used to form part of the garage with a window to the side, French doors opening to the garden and a door into a store room formed from the remainder of the garage which retains the original garage door to the front.



To the first floor there is a landing area with airing cupboard and doors to the bedrooms and bathroom. The master bedroom has a window to the front. The remaining two bedrooms are to the rear, both with lovely views of the surrounding hills. The bathroom has a three piece suite with shower over the bath and obscured window to the front.

Outside, to the front there is off road parking with the remainder of the front garden laid to lawn. To the rear there is a good-sized level garden predominantly laid to lawn with fence and hedge boundaries and enjoying 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: [///escalates.risks.flows](#) **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is limited mobile coverage. The maximum available broadband speeds are 67 Mbps download and 14 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. **Flood Risk Surface Water:** Medium 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 July 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.



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