



## Periton Lane

Minehead, TA24 8DZ

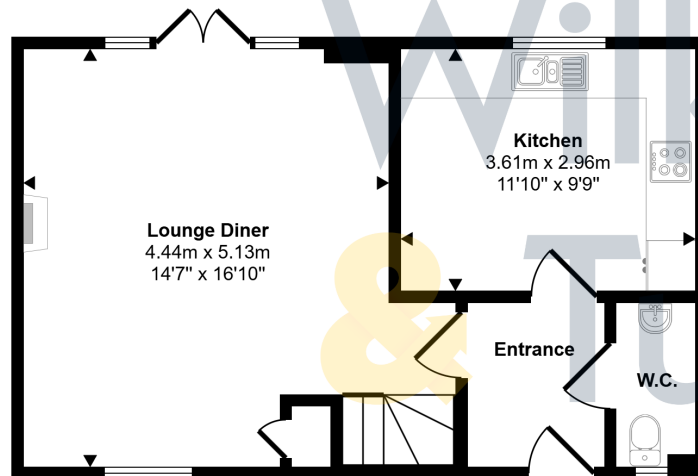
Price £315,000 Freehold



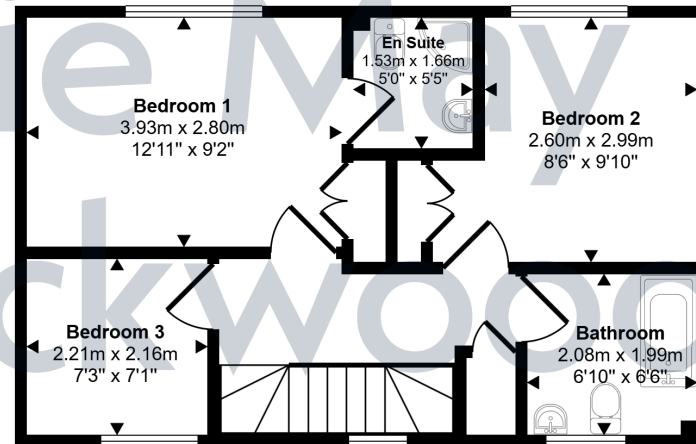
**Wilkie May  
& Tuckwood**

# Floor Plan

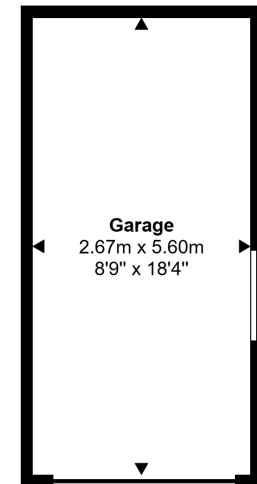
Approx Gross Internal Area  
99 sq m / 1071 sq ft



Ground Floor  
Approx 42 sq m / 454 sq ft



First Floor  
Approx 42 sq m / 457 sq ft



Garage  
Approx 15 sq m / 161 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 modern, well-presented three-bedroom semi-detached house situated within the popular Periton area on the outskirts of Minehead and yet within one mile of town centre amenities.

Of standard construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a cloakroom, en-suite to the master bedroom, a detached garage with off road parking, an attractive garden and pleasant views from the garden towards North Hill.

- Outskirts of Minehead
- 3 bedrooms one with en-suite
- Garage with off road parking
- Attractive garden
- Internal viewing recommended



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

The accommodation comprises in brief: entrance through front door into hallway with door to the fitted cloakroom and doors to the lounge diner and kitchen. The lounge diner is an attractive double aspect room with windows to the front and rear and French doors leading out to the garden. There is also a feature fireplace. From the lounge diner, stairs lead up to the first floor with understairs storage cupboard. The kitchen is fitted with a range of modern wall and base units, sink and drainer incorporated into work surface with tiled surrounds and integrated appliances to include an oven and hob with extractor hood. Space for fridge freezer and plumbing for a washing machine and a window overlooking the garden.

To the first floor there is a landing area with window to the front and doors to the bedrooms and bathroom. Bedroom one



has an aspect to the rear, fitted wardrobe and door to the en-suite shower room. Bedroom two also has an aspect to the rear and bedroom three has an aspect to the front. The bathroom is fitted with a modern three piece suite with window to the front.

Outside, the property is accessed from Periton Lane by way of a block paved driveway shared with the adjoining owners leading to the detached garage and off road parking. To the side of the property there is gated access to the rear garden. Immediately to the rear there is an attractive patio area with low stone wall and steps leading up to the remainder of the garden which is predominantly laid to lawn with a fenced and stone wall boundary, flowers, shrubs, a small fruit tree and a summerhouse.



### 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:** ~~///noble.evaded.overheat~~ **Council Tax Band:** TBA

**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:** 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 May 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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**WM&T**