



King George Road

Minehead, TA24 5JE

Price £399,950 Freehold



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TBA

EPC

**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
144 sq m / 1554 sq ft



Ground Floor
Approx 84 sq m / 899 sq ft

First Floor
Approx 61 sq m / 656 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 well-presented, extended four-bedroom semi-detached house situated within a popular residential area equidistant between the shops, schools and other amenities available in Alcombe and Minehead town centre.

Of cavity wall construction under a pitched roof, this spacious property benefits from gas fired central heating, double glazing throughout, downstairs WC with separate shower room and utility space and off road parking.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Popular residential area
- 4 bedrooms, one en-suite
- Off road parking
- Attractive garden
- Viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented and generously proportioned family home, offering flexible living space, modern comforts and thoughtful design throughout.

THE ACCOMODATION COMPRISES IN BRIEF: Step into a bright and spacious entrance hallway, featuring stairs to the first floor along with convenient under stair storage cupboard. To the front of the home, a tastefully decorated lounge boasts a feature log burner and large window that allows natural light to fill the room. A second, well-sized reception room offers a versatile space ideal for use as a formal dining room, playroom or additional living area. A downstairs cloakroom is equipped with WC and wash basin. The modern kitchen/diner is fitted with a range of wall and base units, an electric double oven with hob and extractor fan, an integrated sink and drainer, space for both fridge/freezer and washing machine. French doors lead from the kitchen into the rear garden, blending indoor and outdoor living.

Adjacent to the kitchen is a separate utility room with direct access to the garden, adding convenience for everyday family life. A modern shower room is also located here. The utility room



leads through to the garage, currently utilised as a workshop, offering generous storage and work surface space.

FIRST FLOOR ACCOMODATION: A spacious landing with window provides access to four well-proportioned bedrooms and a family bathroom.

Bedroom 1: overlooks the rear garden and benefits from a private en-suite shower room, complete with WC and wash basin. The bedroom also features a useful walk-in wardrobe space. Bedroom 2: enjoys a front facing aspect and features built in wardrobe space. Bedroom 3: has views to the rear and offers ample space along with fitted wardrobe storage. Bedroom 4: is positioned at the front of the property and is ideal as a nursery, study or single bedroom.

OUTSIDE: The property offers off-road driveway parking. To the rear, the low maintenance garden is thoughtfully designed with large slabbed patio areas, a central lawn, useful shed and a graveled seating area; Ideal for relaxing or entertaining. There is also a covered seating area accessed directly from the kitchen through French doors, perfect for al fresco dining.



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: //derailed.human.absorbs **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is limited 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

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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

