



Wilkie May
& Tuckwood

Middle Street

Minehead, TA24 5JH

Price £495,000 Freehold



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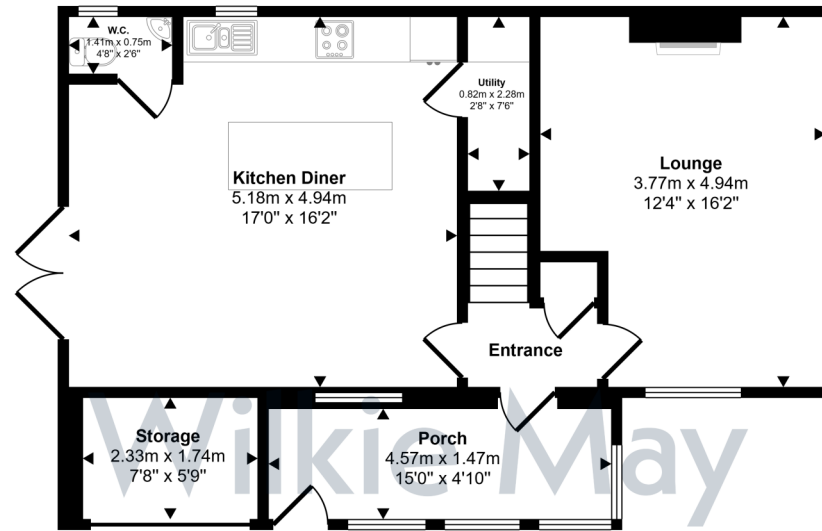
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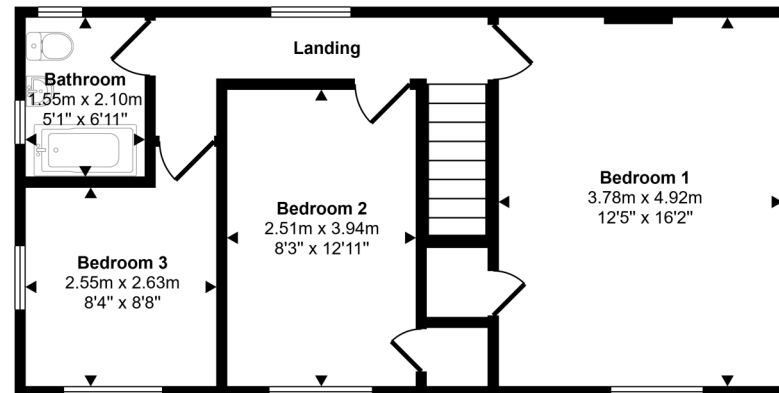
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& Tuckwood

Floor Plan

Approx Gross Internal Area
112 sq m / 1206 sq ft



Ground Floor
Approx 63 sq m / 674 sq ft



First Floor
Approx 49 sq m / 532 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 beautifully presented three-bedroom semi-detached house situated on the lower slopes of North Hill, currently run as a successful holiday let.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, wooden flooring throughout, a very attractive, modern fitted kitchen, a downstairs wc, a utility room, off road parking to the front and a pretty courtyard garden to the side.

- Lower slopes of North Hill
- 3 bedrooms
- Modern kitchen diner
- Pretty courtyard garden
- Off road parking



Wilkie May & Tuckwood are delighted to be able to offer this delightful house.

The accommodation comprises in brief: entrance through front door into porch with door through to a small hallway with storage cupboard, stairs to the first floor and doors into the lounge and kitchen diner. The lounge is a very attractive double aspect room with beamed ceiling and fireplace with inset wood burning stove. The kitchen diner is a lovely, large room with the kitchen area fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven with extractor hood over and integrated fridge freezer. There is also an island unit with seating on one side, ample space for a dining table, window to the rear, door to a fitted wc and French doors out to the courtyard garden. There is also a door to a fitted utility room.



To the first floor there is a landing area with window to the rear and doors to the bedrooms and bathroom. The master bedroom is a large, very attractive, double aspect room with built-in wardrobe. Bedroom two has an aspect to the front with built-in wardrobe and bedroom three is another double aspect room. The bathroom is fitted with a modern three-piece suite.

Outside to the front there is off road parking for several vehicles. The former garage now provides storage space albeit with the garage door remaining. Alongside this storage space, there is gated access to the courtyard garden which is also accessed from the kitchen diner. The courtyard garden has been paved with a flower bed planted with bay trees and lavender bushes, an outside tap and barbeque area.



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: <http://layers.canal.dignify> **Council Tax Band:** Currently rated as a business

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 June 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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