



Hillview Road

Minehead, TA24 8EE

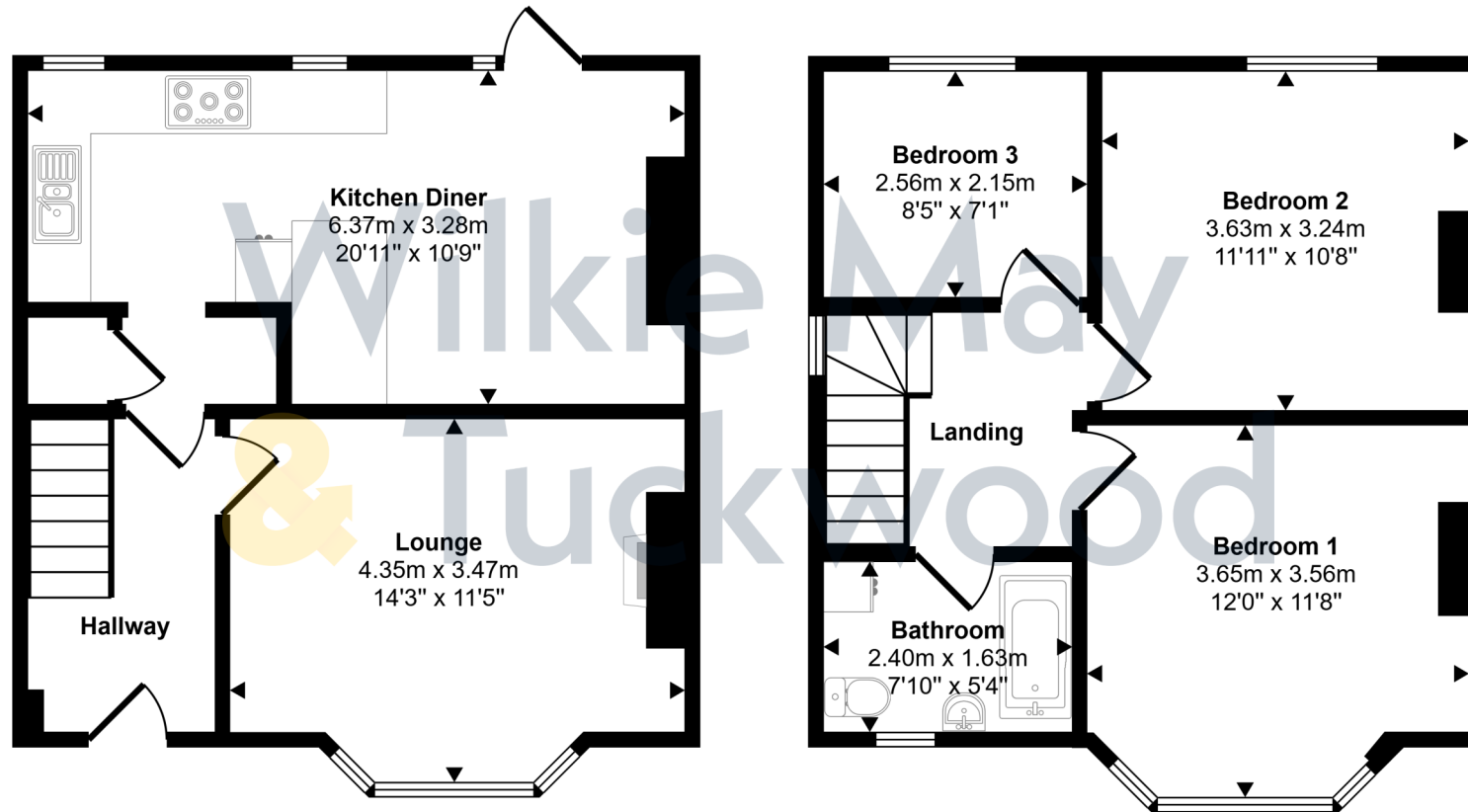
Price £319,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
82 sq m / 886 sq ft



Ground Floor
Approx 41 sq m / 444 sq ft

First Floor
Approx 41 sq m / 442 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 newly modernised three-bedroom semi-detached house situated in an elevated position in a popular residential area of Minehead within one mile of the town centre.

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating throughout, partial double glazing, a newly re-fitted kitchen and bathroom, off road parking to the front and rear, a terraced garden with large patio, lawn and storage shed and wonderful far reaching views over the town towards the coast and the surrounding hills.

The property is offered for sale with NO ONWARD CHAIN

- Attractive semi-detached house
- 3 bedrooms
- Parking to the front and rear
- Re-fitted kitchen and bathroom
- Wonderful views from the rear



Wilkie May & Tuckwood are delighted to be able to offer this attractive property.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and doors to the lounge and an inner lobby area which has open access to the kitchen and understairs cupboard with space and plumbing for a washing machine. There is also space for a tall fridge freezer in this area.

The lounge is an attractive room to the front of the house with feature fireplace, picture rail and bay window.

The kitchen diner runs the full width of the house with three windows affording lovely views and a patio door leading out to the garden. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface and integrated appliances to include an eye level double oven and gas hob with extractor hood over. There is also space and plumbing for a dishwasher. In the dining



area there is ample space for a dining table and chairs with an additional breakfast bar and a continuation of the wall and base units.

To the first floor there is a landing area with doors to the bedrooms and bathroom. Bedroom one has an aspect to the front with bedrooms two and three to the rear with wonderful far reaching views. The bathroom is fitted with a modern suite.

Outside, to the front, there is parking for several vehicles with an attractive hedged front boundary. To the side of the house there is gated access to the rear garden. Immediately to the rear of the house there is a large paved patio area with steps leading down to a further paved patio area with flower bed, a bed planted with an attractive tree and a large shed. Further steps lead down to the remainder of the garden which is laid to lawn. At the bottom of the garden there is a fence, behind which is further parking accessed from Hillview Close.



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: [///butterfly.deeds.harmonica](http://butterfly.deeds.harmonica) **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is good 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.



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