



Lower Park

Minehead, TA24 8AX

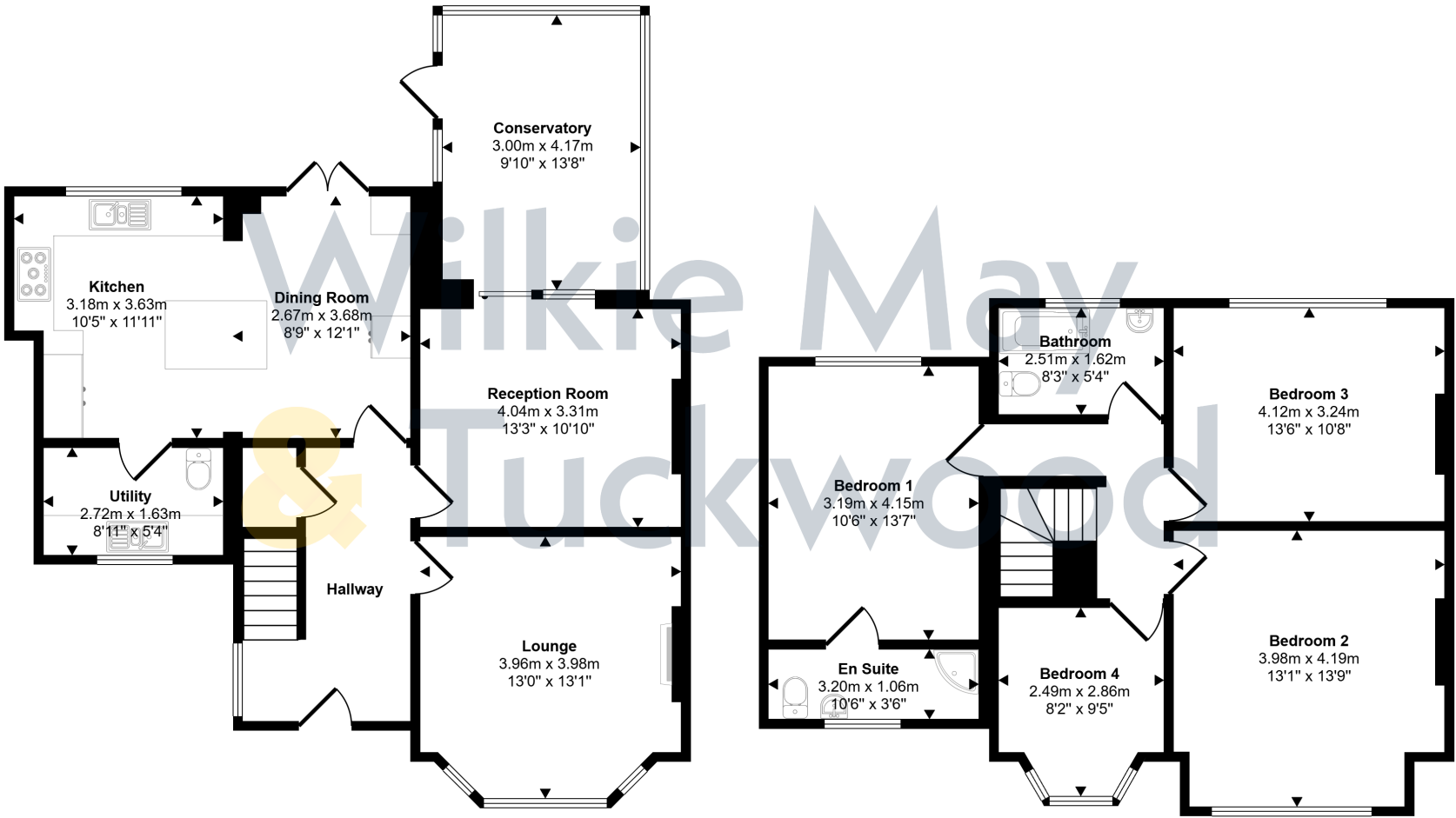
Price £450,000 Freehold

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Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
149 sq m / 1600 sq ft



Ground Floor
Approx 81 sq m / 873 sq ft

First Floor
Approx 68 sq m / 727 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 and spacious, two reception room, four-bedroom (potentially five-bedroom) semi-detached house situated within a sought-after residential area of Minehead and offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a utility/cloakroom, a conservatory, an en-suite to the master bedroom, off road parking and a large, very attractive rear garden with a stream running through.

Building Regulations approval has been obtained for conversion of the loft into a bedroom under Ref: 5/FP/25/07021.

- Sought after residential area
- 4 bedrooms one with en-suite
- Off road parking
- Lovely rear garden with stream
- NO ONWARD CHAIN



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

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, understairs cupboard and doors into all principal rooms.

The lounge is a lovely room to the front of the property with large bay window and feature fireplace. Behind the lounge is a further reception room which has sliding doors opening to the conservatory which is glazed on three sides to allow views over the garden and door to the side opening to a paved patio area.

The kitchen dining room is a large room to the rear of the property with French doors opening to the patio area. The kitchen area is a proper chef's kitchen fitted with an extensive range of wall and base units, sink and drainer incorporated into corian work surface, large island unit and integrated appliances to include a Neff double oven, grill steam oven, warming drawer and six-ring hob with extractor hood over. There is also an integrated dishwasher, under counter fridge and freezer. There is also a tall



AEG fridge and separate tall AEG freezer. A door also leads through to the fitted utility/cloakroom.

To the first floor there is a good-sized landing area with doors to the bedrooms and family bathroom. Two of the bedrooms have aspects to the front and two to the rear with lovely views over the garden to the surrounding countryside. The master bedroom also has an en-suite shower room. The family bathroom is fitted with a modern three piece suite.

Outside to the front there is off road parking. The rear garden is a particular feature of this property with a good-sized patio area immediately outside the conservatory and dining area with gently sloping path and gate opening to the remainder of the garden which has areas laid to lawn with a pathway running through and an attractive bridge over the stream giving access to the remainder of the garden which has many mature trees, areas planted with flowers and shrubs, a vegetable plot and gated access to the Parks Walk behind. It is a wonderful space for entertaining with electric points all the way through the garden.



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: [///spin.landlady.burn](http://spin.landlady.burn) **Council Tax Band:** E

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:** 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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