



Periton Lane

Minehead, TA24 8EA

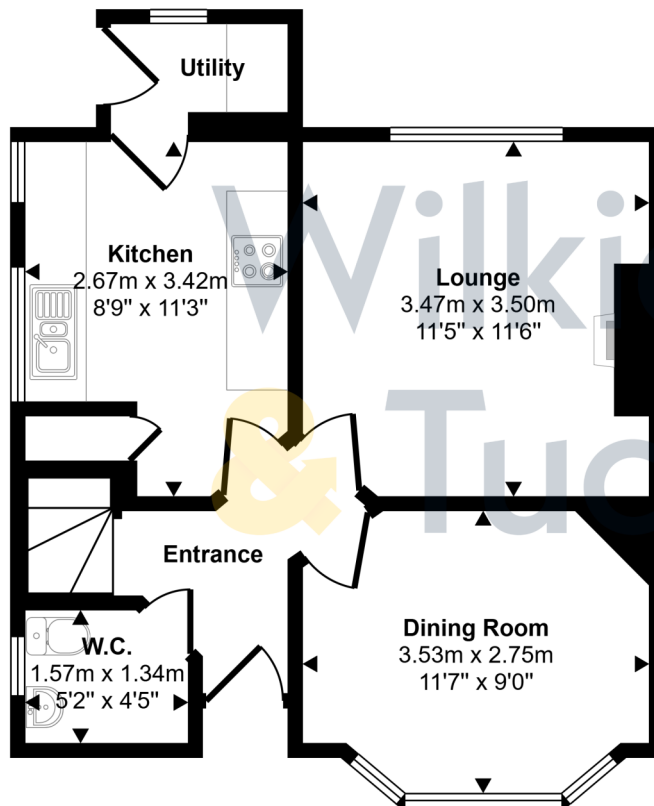
Price £260,000 Freehold

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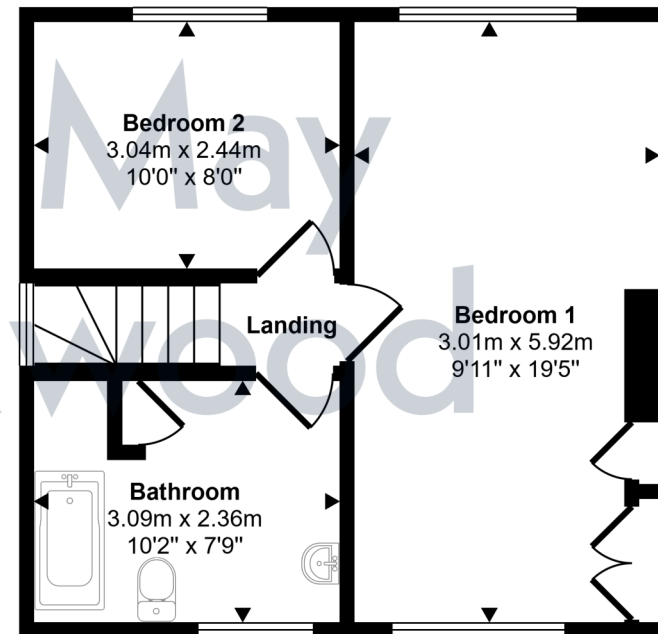
**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
76 sq m / 814 sq ft



Ground Floor
Approx 39 sq m / 417 sq ft



First Floor
Approx 37 sq m / 397 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 two reception room, two-bedroom (formerly three-bedroom) semi-detached house situated within a popular residential area of Minehead and offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, a good-sized rear garden, off road parking and lovely views from the front to the surrounding hills.

AGENTS NOTE: Although freehold, the property is subject to the payment of a yearly rent charge of £3.50 to East Quantoxhead Estates.

- Popular residential area
- 2 bedrooms
- Off road parking
- Good-sized rear garden
- Lovely views from the front



Wilkie May & Tuckwood are delighted to be able to offer this two-bedroom semi-detached house.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, door to fitted cloakroom and doors to the dining room, lounge and kitchen.

The dining room is an attractive room to the front of the property with bay window affording views towards the surrounding hills. The lounge is a good-sized room with views over the rear garden. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven with hob and extractor hood over, space and plumbing for a washing machine and space for a tall fridge freezer. There are also two windows to the side and a door through to a utility area with has a door to the garden.



To the first floor there is a landing area with window to the side and doors to the bedrooms and bathroom. Bedroom one is a large, double aspect room with window to the front with lovely views and one to the rear and two built-in cupboards. Bedroom two has a window to the rear. The bathroom is fitted with a suite comprising bath, wc and wash hand basin. There is also an obscured window to the front.

Outside, to the front there is a driveway providing off road parking for several vehicles. The remainder of the front garden is laid to lawn with flower borders with a further area laid with gravel and planted with inset shrubs. To the side of the property there is access to the rear garden which is of a good sized and predominantly laid to lawn with a patio area immediately outside the rear of the house.



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: [///finest.lengthen.inversion](https://finest.lengthen.inversion) **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is likely 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 March 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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