



Parkhouse Road

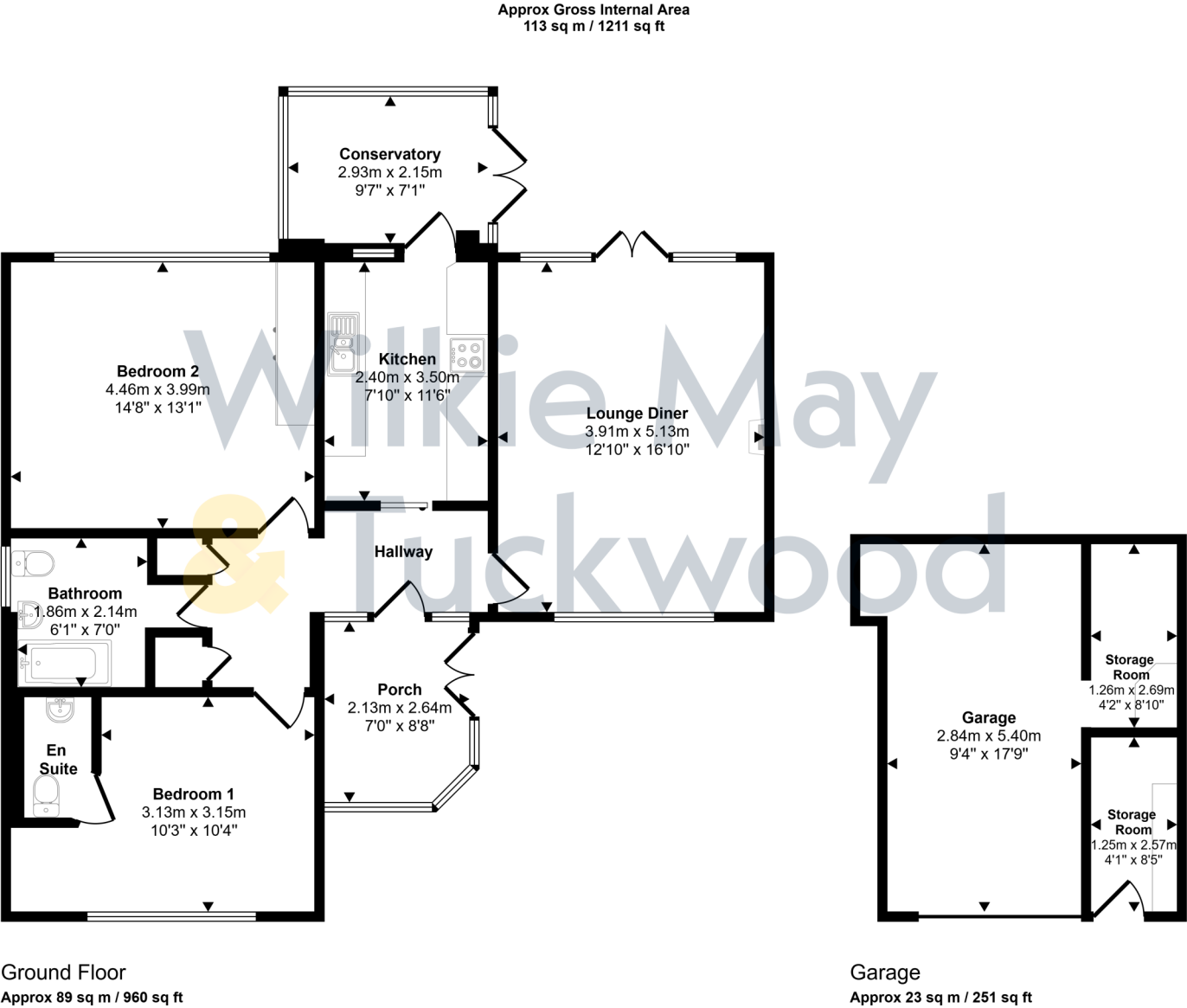
Minehead, TA24 8AD

Price £318,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan



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 double bedroom detached bungalow situated within easy walking distance of Minehead town centre 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 conservatory, an en-suite wc to one of the bedrooms, a good-sized garden, a garage with off road parking and wonderful views from the garden towards North Hill and St. Michael's Church.

- Within easy reach of the town centre
- 2 bedrooms one with en-suite wc
- Garage with parking
- Good-sized garden with views
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this detached bungalow.

The accommodation comprises in brief: entrance through double doors into a glazed porch with door through to the hallway which has two storage cupboards.

The lounge diner is a large double aspect room with picture window to the front designed to take full advantage of the views and windows to the rear with French door opening out to a private patio area.

The kitchen is alongside the lounge diner and is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for slot in gas cooker with extractor hood above, space and plumbing for washing machine and space for a tall fridge freezer. There is also the wall mounted gas fired boiler. A door leads through to the conservatory which has French doors leading out to the patio.



Bedroom one has an aspect to the front with lovely views and a fitted en-suite wc with wash hand basin. Bedroom two has a large window to the rear overlooking the garden. The bathroom is fitted with a three-piece suite and has a window to the side.

Outside to the front, the property is accessed over a block paved driveway providing off road parking for several vehicles leading to the garage. To the side of the garage door there is a storage room with a further storage room inside the garage. Steps lead up from the driveway to the front door. The remainder of the front garden has been planted with shrubs with an area laid to lawn and has a walled boundary. Immediately to the rear of the property there is a patio area with steps up to the remainder of the garden which slopes away from the house and is predominantly laid to lawn with hedged boundaries, a shed and lovely views towards North Hill and the surrounding countryside.



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: [///trombone.choppers.insulated](http://trombone.choppers.insulated) **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:** 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

