

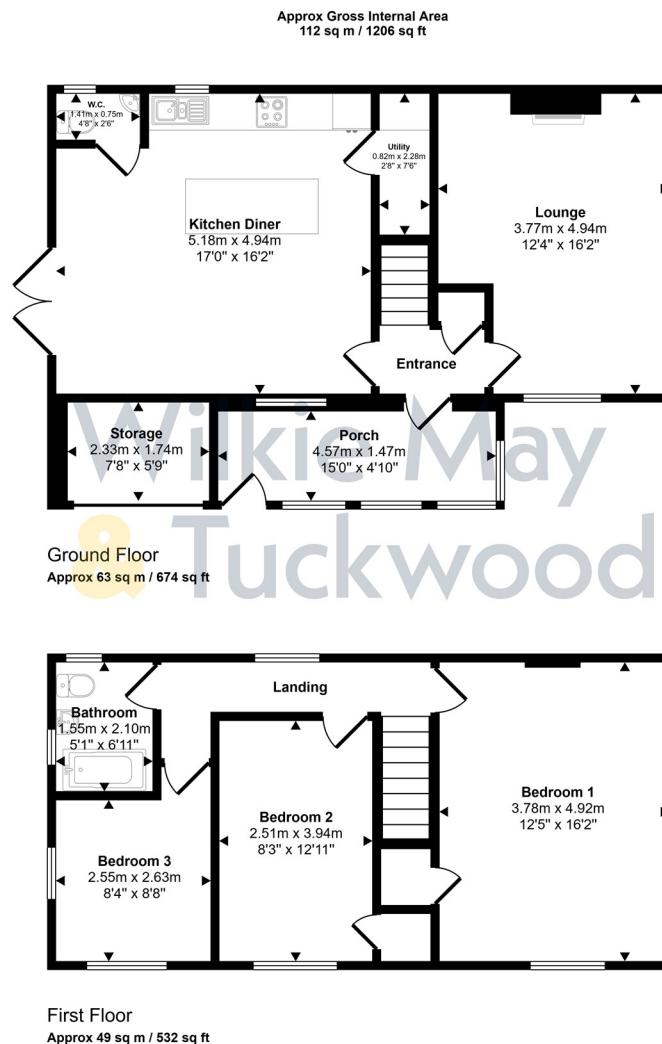


**Middle Street**  
Minehead TA24 5JH  
Price £455,000 Freehold

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**Wilkie May  
& Tuckwood**

# Floorplan



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

**BEAUTIFULLY PRESENTED HOUSE ON THE LOWER SLOPES OF NORTH HILL – with off road parking and delightful courtyard garden. Internal viewing is highly recommended to appreciate the accommodation offered.**

- Sought after area of Minehead
- Gas fired central heating and double glazing throughout
- Wooden flooring throughout
- Very attractive, modern fitted kitchen
- Downstairs wc and utility room
- Off road parking and pretty courtyard garden



BEAUTIFULLY PRESENTED HOUSE ON THE LOWER SLOPES OF NORTH HILL – with off road parking and delightful courtyard garden.

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.

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 barbecue 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: //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 Flood Risk: Surface Water: Very low risk Rivers and the Sea: Medium risk Reservoirs: Unlikely Groundwater: Unlikely. We recommend you check the risks on Local planning information is available on

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Flood Risk: Surface Water: XXX Rivers and the Sea: XXX Risk Reservoirs: XXX Groundwater: XXX. We recommend you check the risks on

and xxx Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Broadband and mobile coverage:** We understand that there is xxxx mobile coverage. The maximum available broadband speeds are xxxx mbps download and

Property Location: Council Tax Band: Exempt

## Services:

### Terure: Freehold

#### GENERAL REMARKS AND STIPULATIONS:

