



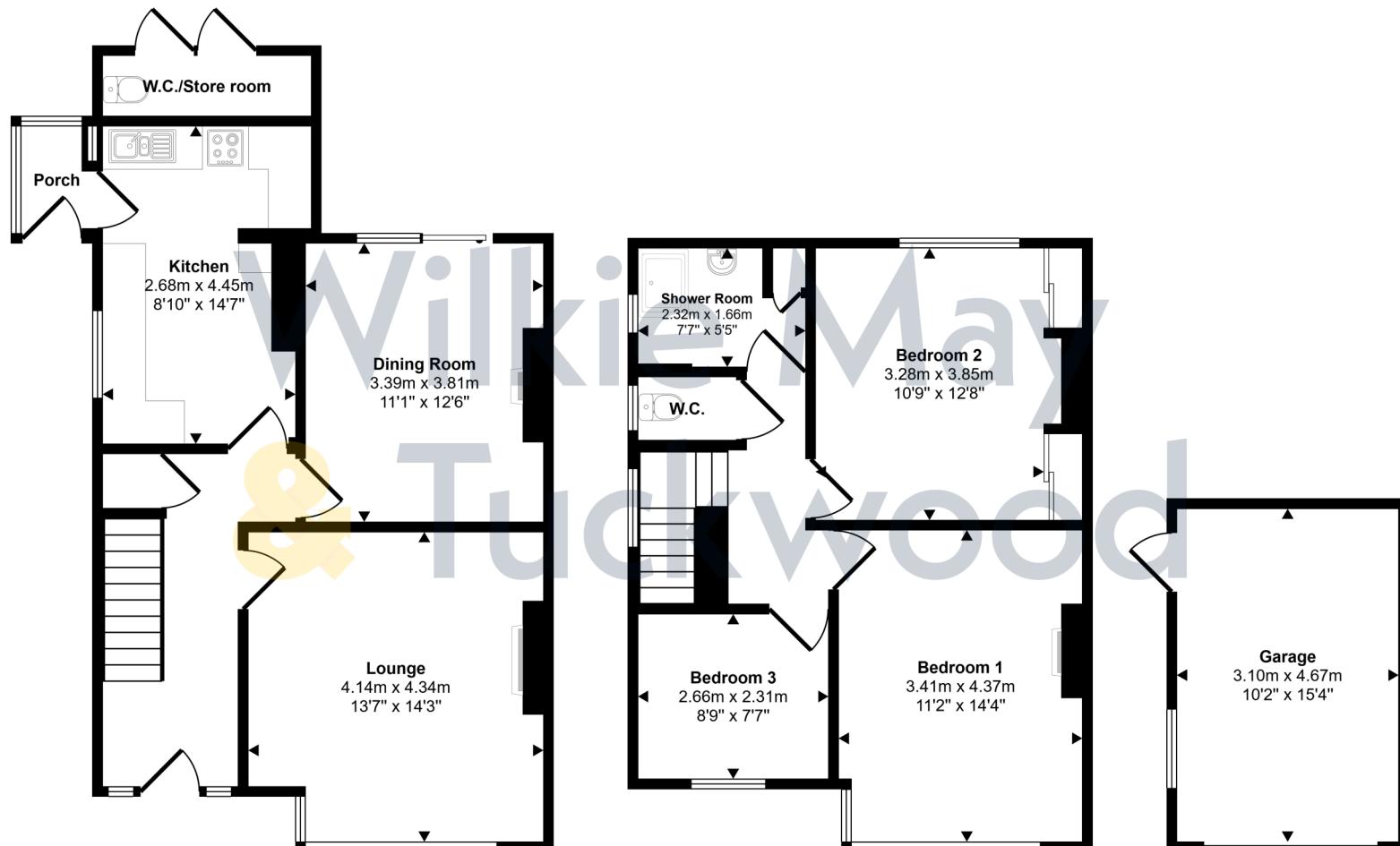
Staunton Road
Minehead, TA24 6DX
Price £325,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
123 sq m / 1328 sq ft



Ground Floor
Approx 60 sq m / 642 sq ft

First Floor
Approx 49 sq m / 531 sq ft

Garage
Approx 14 sq m / 156 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 spacious two reception room, three-bedroom semi-detached house situated within a popular residential area on the outskirts of Minehead offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating throughout, gardens to the front and rear, a detached garage with parking accessed over a rear service lane and lovely views from the rear of the first floor towards North Hill.

AGENTS NOTE: Although freehold, the property is subject to the payment of a Ground Rent of £3.40 per annum to Elmdon Estates.

- Within easy reach of local amenities
- 3 bedrooms
- Detached garage with parking
- Level gardens to the front and rear
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this spacious three-bedroom family home.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, understairs storage cupboard and doors to all ground floor accommodation. The lounge is a good-sized room with window overlooking the front garden and fireplace with electric fire. To the rear there is a good-sized dining room with fireplace and sliding doors out to the garden. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space and plumbing for a washing machine, space for a slot in electric cooker and space for a tall fridge freezer. There is also a window to the side and door to a side porch which 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, shower room and separate wc. Bedroom 1 is a double room with two

windows to the front and original fireplace. Bedroom 3 also has an aspect to the front. Bedroom 2 is another double room with window to the rear affording lovely views over the garden towards North Hill and built-in wardrobes. There is also a fitted shower room and separate wc, both with windows to the side.

Outside to the front there is good-sized level garden predominantly laid to lawn with block paved pathway leading to the front door and along the side of the house to a gate giving access to the rear garden. The rear garden is also level with raised beds on either side of a path leading down to a gate giving pedestrian access to the off-road parking and garage. The detached garage has a pedestrian door and window to the side, mezzanine storage and remote-control electric door and is accessed over a rear service lane. Attached to the rear of the house there is an outside wc and store room.



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: [///vineyard.carting.interative](http://vineyard.carting.interative) **Council Tax Band:** D

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

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 December 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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