



**West Street**

Minehead, TA24 5EJ  
£230,000 Freehold

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**Wilkie May  
& Tuckwood**

# Floor Plan

ACCOMMODATION *[All measurements are approximate],*

ENTRANCE PORCH,

ENTRANCE HALL,

DINING ROOM 14'1" (4.29m) x 11'5" (3.47m)

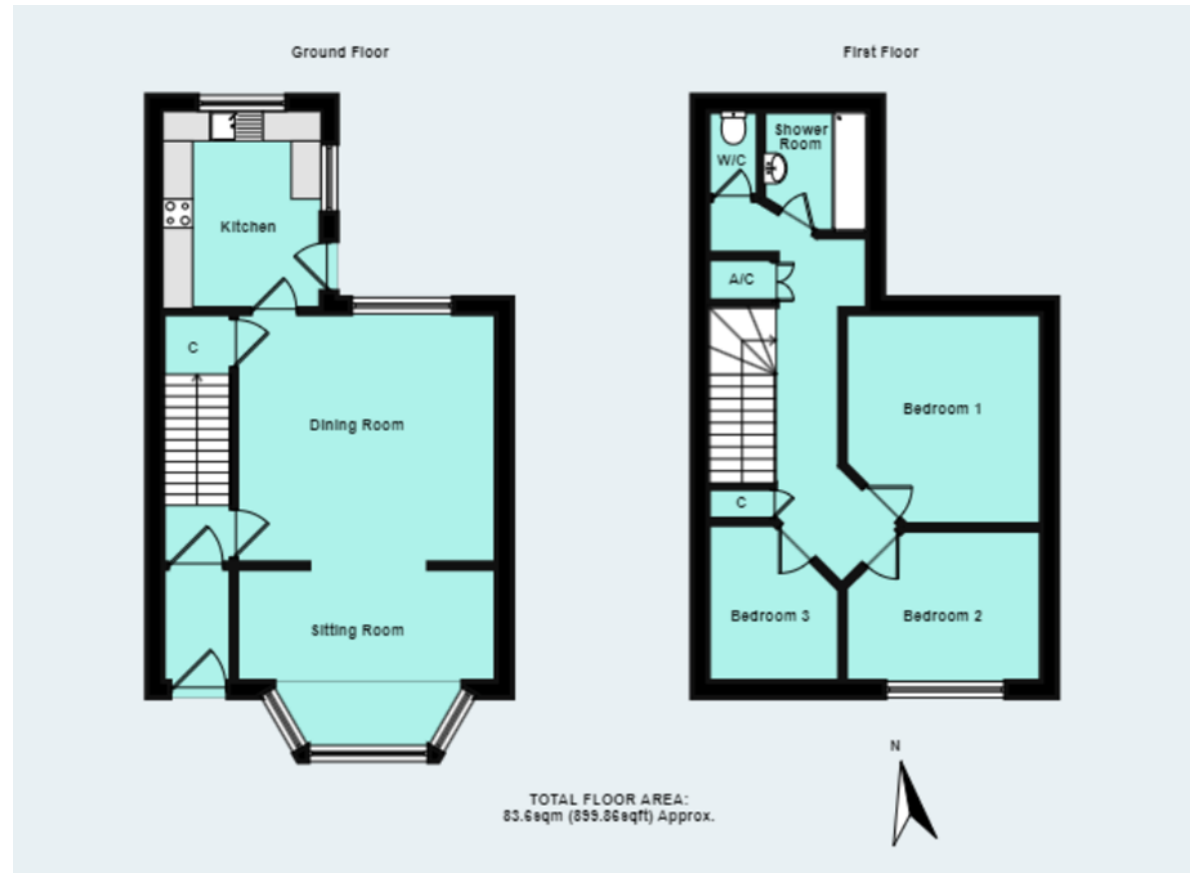
SITTING ROOM 13'4" (4.06m) x 12'5" (3.78m) into bay

KITCHEN 12'5" (3.78m) x 8'8" (2.64m)

FIRST FLOOR LANDING,

BEDROOM ONE 11' (3.35m) x 10'5" (3.17m)

BEDROOM TWO 11' (3.35m) x 8'9" (2.66m)



# Description

A three bedroom mid-terrace House with good-sized rear garden and the potential to create off road parking (subject to necessary permissions) situated within half a mile of town centre amenities. The property benefits from electric fired central heating and double glazing throughout and is offered for sale with NO ONWARD CHAIN.

- Potential to create off road parking
- 3 Bedrooms
- Good-sized garden
- Within half a mile of amenities
- NO ONWARD CHAIN



THE ACCOMMODATION COMPRISES IN BRIEF: entrance through front door into ENTRANCE PORCH with door into HALLWAY which has stairs to the first floor and door into the,

DINING ROOM: window to the rear, feature stone fireplace with wood mantel, understairs cupboard, door to the kitchen and archway to,

SITTING ROOM: bay window to the front and original cast iron fireplace set within a tiled hearth with decorative mantel over.

KITCHEN: fitted kitchen, inset composite one and half bowl sink and drainer, integrated electric double oven with electric hob and extractor hood over, space for tall fridge freezer, space and plumbing for washing machine and dishwasher, windows to the rear and side and

door to the rear garden.

HALF LANDING: cupboard housing the electric boiler and doors to the SHOWER ROOM and separate WC.

FIRST FLOOR LANDING: access to roof space, storage cupboard and doors to the,

BEDROOMS: two of which have windows to the front and one the third with an aspect to the rear.

OUTSIDE: the rear garden is of a good size with pathway to one side leading to a rear access lane where there is the potential to erect a garage or create parking subject to any necessary permissions.



#### 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 and mains drainage.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** [///online.duties.alone](#)

**Council Tax Band:** B

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 August 2023. 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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