

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



WRENCOTE

Periton Road, MINEHEAD, Somerset TA24 8DX



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A beautifully presented, fully updated and re-configured, three double bedroom detached Bungalow situated on the outskirts of Minehead.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a modern kitchen and bathroom, an en-suite to the master bedroom, a conservatory, a driveway providing off road parking leading to the integrated garage, a large rear garden and lovely views from the garden of the surrounding farmland and countryside. Internal viewing is highly recommended to appreciate the accommodation offered.

ACCOMMODATION



The accommodation comprises in brief:
Entrance through front door into:

Porch - with window to the side and door into,

Hall – which has a large storage cupboard and doors to,

Sitting Room – an attractive, good-sized room with picture window to the front and door to,

Bedroom Three – a double room with window to the rear overlooking the garden.

Kitchen – a beautifully fitted modern kitchen with white units under black granite work surfaces, an island unit and integrated appliances to include a double oven and induction hob with extractor hood over. There is also space for a tall fridge freezer. Sliding doors lead out to the,



Conservatory – with windows on three sides and door to the garden.

Bedroom One – is to the rear of the property with lovely views over the garden and door to an,

En-suite shower room – with modern suite.

Bedroom Two – with an aspect to the front.

Bathroom – fitted with a modern four-piece suite comprising large shower cubicle, bath, concealed cistern wc and wash hand basin. The walls and floor are fully tiled and there are two obscured windows to the side.



OUTSIDE

The property is approached over a driveway providing for off road parking leading to the integrated garage. The remainder of the front garden is laid to lawn with shrub borders. Immediately to the rear of the property there is a patio area accessed from the conservatory with steps leading up to the remainder of the garden which is predominantly laid to lawn with hedge and shrub boundaries and inset trees to include nine apple trees. There are lovely views from the garden over the surrounding farmland and countryside.

SITUATION

Minehead is a coastal town situated near the eastern edge of the Exmoor National Park. The town is known for its traditional seaside resort attractions including a long sandy beach and promenade. The West Somerset Railway, a heritage railway, has its terminus in Minehead, providing a nostalgic steam train experience for tourists. Additionally, the town features historic buildings, shops and amenities making it a charming destination for both locals and visitors alike.

DIRECTIONS

What3Words: ///moat.flinches.exchanges

AGENTS NOTE: The property required to contribute one quarter of the cost of the upkeep and maintenance of the access roadway.

ACCOMMODATION

Sitting Room	15'11" (4.84m) x 13'11" (4.24m)
Bedroom Three	13' (3.96m) x 12'4" (3.77m)
Kitchen	12'10" (3.91m) x 12'4" (3.77m)
Conservatory	12'11" (3.93m) x 5'4" (1.63m)
Bedroom One	12'4" (3.77m) x 9'10" (3.00m)
En-suite	7'2" (2.17m) x 3'8" (1.13m)
Bedroom Two	12' (3.65m) x 11'11" (3.64m)
Bathroom	9'11" (3.02m) x 8'2" (2.48m)
Garage	18'3" (5.56m) x 9' (2.74m)

(All measurements are approximate)

GENERAL REMARKS AND STIPULATIONS

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water, electricity and drainage are connected. Gas fired central heating.

Council Tax Band: F

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 53 Mbps download and 10 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

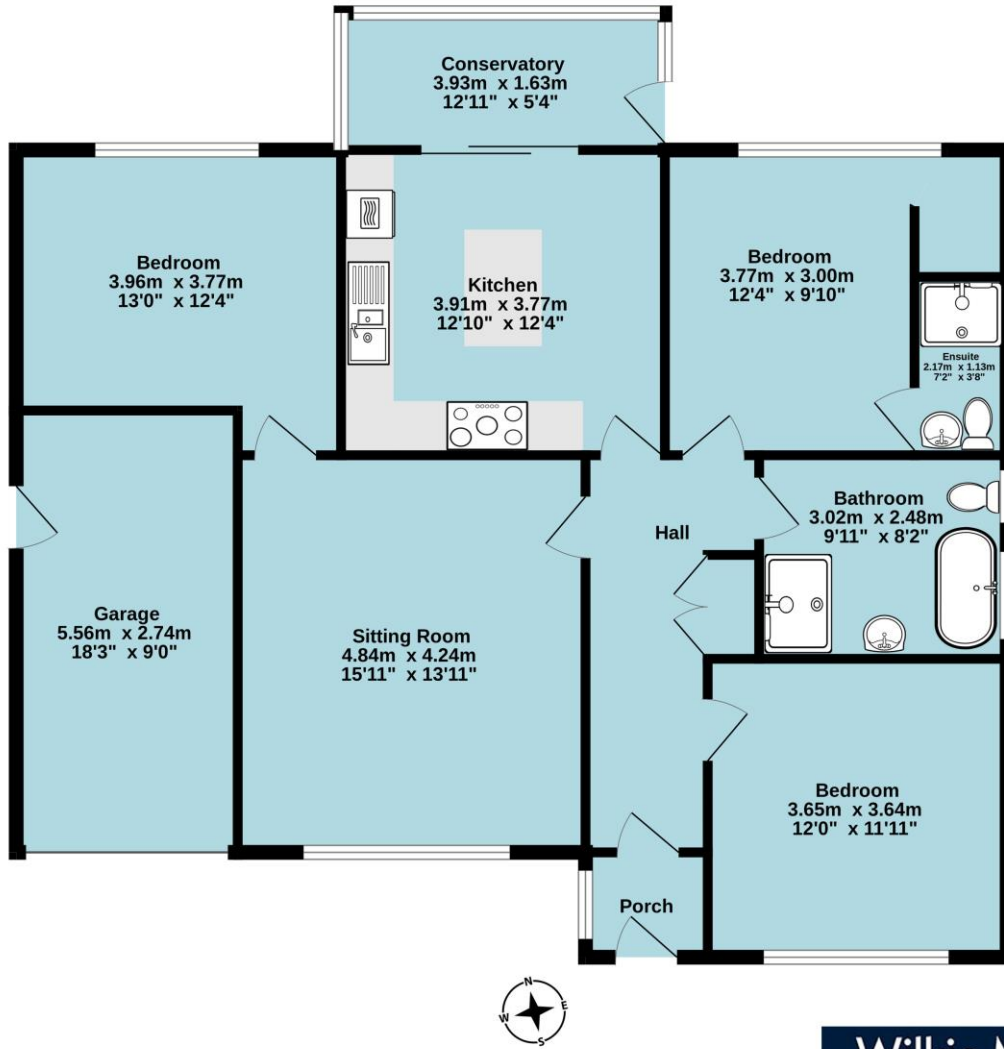
Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

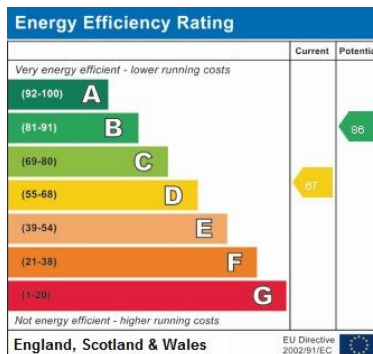


FLOORPLAN

Ground Floor
116.6 sq.m. (1255 sq.ft.) approx.



TOTAL FLOOR AREA : 116.6 sq.m. (1255 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GUIDE PRICE: £525,000



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