



Vicarage Road

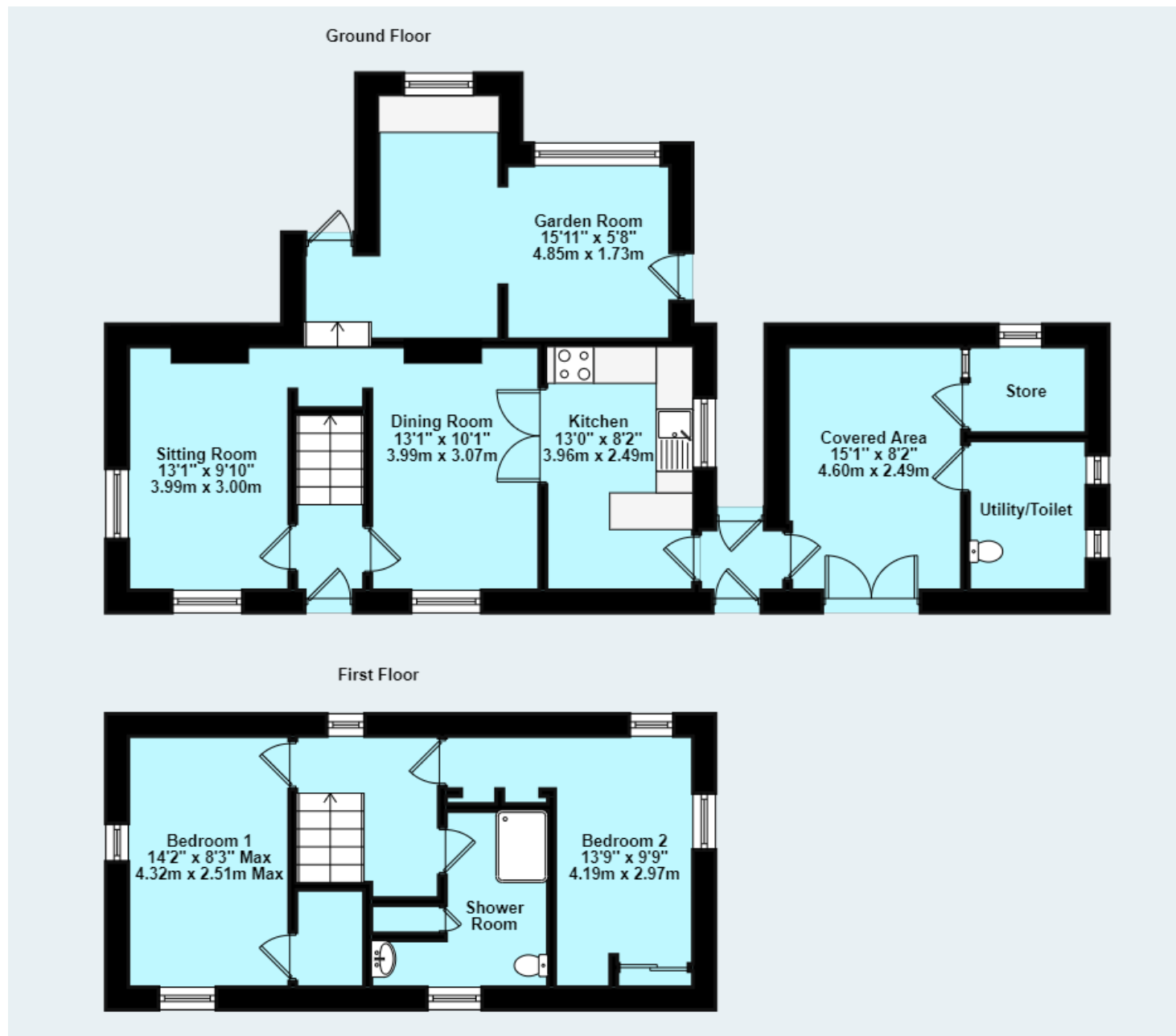
Minehead, TA24 5RP

Guide £350,000 Freehold

			N/A
2	3	1	EPC

**Wilkie May
& Tuckwood**

Floor Plan



Description

An attractive two double bedroom Grade II listed cottage situated on the lower slopes of North Hill and offered for sale with NO ONWARD CHAIN.

Although in need of general modernisation, the property does benefit from partial gas fired heating, three reception rooms, a utility room/toilet, off road parking, a good-sized garden and lovely views from the rear towards the surrounding countryside.

- Sought after area of Minehead
- 2 double bedrooms
- Good-sized garden
- Lovely views from the rear
- Off road parking



Wilkie May & Tuckwood are delighted to be able to offer a Grade II listed cottage located on the lower slopes of North Hill.

The accommodation comprises in brief, entrance through front door into a small hallway with stairs to the first floor and doors on either side into the sitting and dining rooms. The sitting room is a good-sized double aspect room with windows to the front and side and a fireplace with inset wood burning stove. The dining room is another good-sized room with a window to the front with window seat and double doors into the fitted kitchen. Between the sitting and dining rooms there is access to a rear lobby area with door to the garden and access to a garden room which also has a door to the garden. From the kitchen a door leads to a porch with door to the garden and door into a large covered area. There is also a garden store and utility room/toilet.

To the first floor there are two bedrooms and a large fitted shower room. From the second bedroom there are lovely views to the rear over the surrounding countryside. The gas fired boiler is located in a cupboard in the shower room.

Outside to the front, double doors open to the covered area with further paved area providing off road parking. The remainder of the garden is predominantly laid to lawn with lovely views.

Location – 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.



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 partial gas fired central heating.

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

Property Location: [///swims.adding.toolkit](https://swims.adding.toolkit) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: **Surface Water:** 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.



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