





Periton Lane

Minehead TA24 8DZ

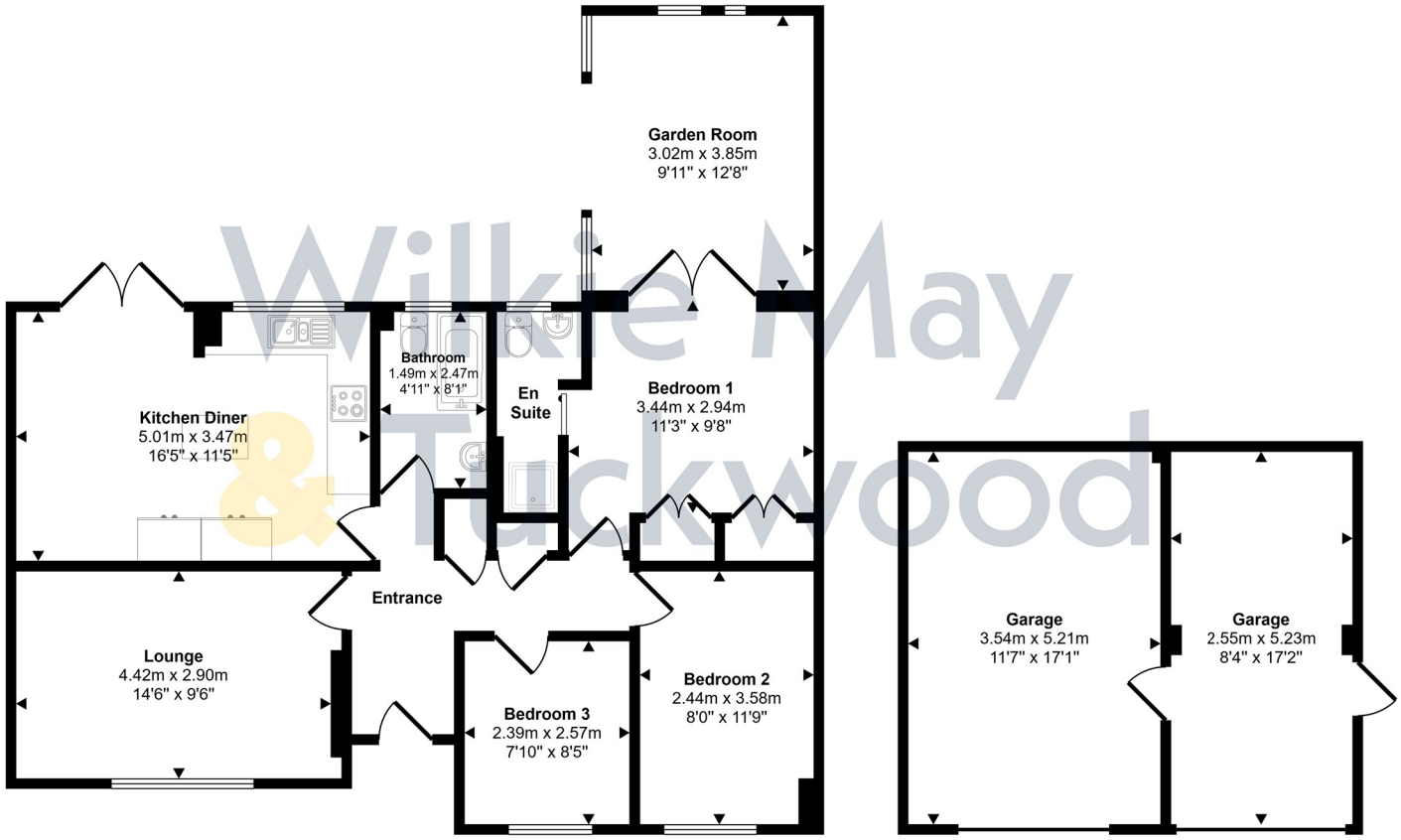
Price £435,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
121 sq m / 1297 sq ft



Wilkie May & Tuckwood

Floorplan
Approx 88 sq m / 947 sq ft

Garage
Approx 33 sq m / 350 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.

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Description

SITUATED WITHIN THE SOUGHT AFTER PERITON AREA ON THE OUTSKIRTS OF MINEHEAD - a stunning three-bedroom detached bungalow with garaging, off road parking, gardens and pleasant views.

- Beautifully presented and fully updated by the current owners
- Two garages and plentiful off road parking
- Three bedrooms, one with an en-suite shower room
- Fully fitted modern kitchen with integrated appliances
- Gardens to the front and rear
- Pleasant views
- Internal viewing highly recommended





Of cavity wall construction under a pitched roof, this beautifully presented property has been lovingly updated by the current owners to provide a comfortable, stylish and modern home.

Improvements include new double glazing, radiators and engineered wood flooring throughout, surround sound in some of the rooms, a modern fitted kitchen with integrated appliances and re-fitted bathroom and en-suite.

The accommodation comprises in brief: entrance through front door into hallway with two storage cupboards and doors to the principal accommodation.

The lounge is a very attractive room to the front of the property with pleasant views over the front garden. One wall has been panelled, whilst the opposite wall has an integrated flame effect fire creating a lovely, cosy atmosphere.

To the rear of the property there is a good-sized kitchen diner. The kitchen area is fitted with a range of grey wall and blue base units, one and a half bowl sink and drainer incorporated into a concrete effect work surface and integrated appliances to include a fridge freezer, double oven and hob with extractor hood over. There is also a useful wheeled island unit and plenty of space for a dining table and chairs. A window overlooks the rear garden and French doors open to a private patio area.

There are also three bedrooms. Two have aspects to the front. The master bedroom is a lovely room with fitted wardrobes, sliding door into the fitted en-suite and French doors opening to the garden room. There is also a bathroom fitted with a modern three piece suite. The garden room is perfect for sunny afternoon tea or evening relaxation with a wood burning stove (for decorative purposes only), and roll-up clear screen giving direct access to the garden.

Outside, the property is approached from Periton Lane over a driveway providing off road parking leading to the two garages. There is a pathway leading from the driveway with steps rising up to the front door. The sloping front garden is laid to lawn with a flower bed, inset small trees and lovely views to the left towards North Hill. Between the garages and the property there is gated access to the rear garden. There are patio areas immediately outside the dining area and garden room enjoying a good degree of privacy, an area laid to lawn, two terraced areas and a summerhouse to enjoy the morning sun. There is also a greenhouse on the first terraced area sited behind the garages.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: ///develops.fidgeting.division **Council Tax Band:** E

Broadband and mobile coverage: We understand there is 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 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/

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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.

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'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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