



Clanville Grange

Minehead, TA24 5PW

Price £289,950 Freehold



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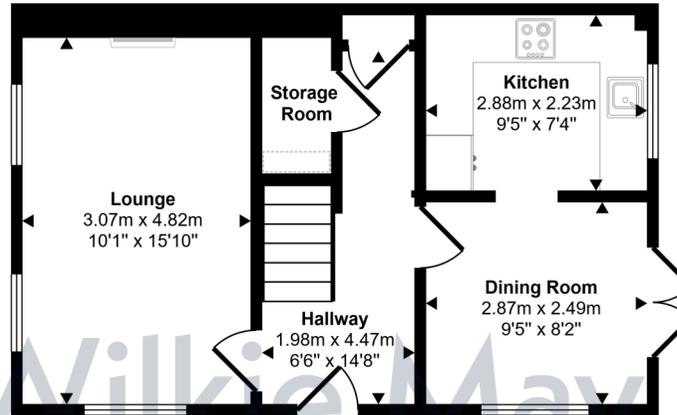


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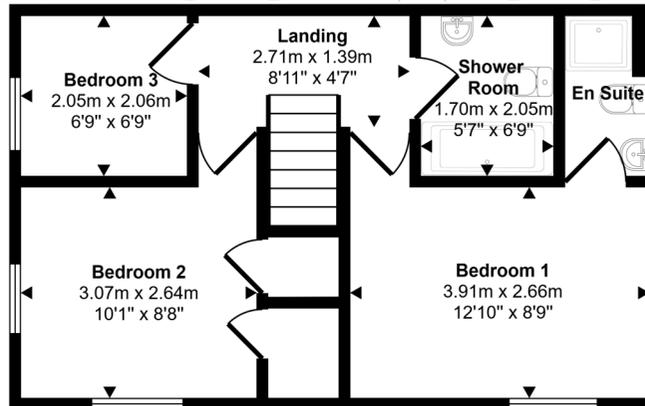
Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
79 sq m / 846 sq ft



Ground Floor
Approx 39 sq m / 424 sq ft



First Floor
Approx 39 sq m / 423 sq ft

 Denotes head height below 1.5m

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 modern three-bedroom semi-detached house with garage, parking and garden situated within a quiet cul-de-sac on the lower slopes of North Hill.

Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, an en-suite to the master bedroom, an enclosed garden and a garage situated in a block close by.

Internal viewing is highly recommended to appreciate the accommodation offered.

AGENTS NOTE: There is a yearly estate management charge payable for maintenance of the common areas of the development currently approximately £400.00 per annum.

- Popular residential area
- 3 bedrooms, one with en-suite
- Garage close by
- Private enclosed garden
- Viewing highly recommended



Wilkie May & Tuckwood are delighted to be able to offer this attractive property.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, under stairs storage cupboard, further storage cupboard and doors to the lounge and dining room.

The lounge is a lovely, light room with windows on two sides and fireplace with inset electric fire.

The dining room is another double aspect room with wood effect flooring and French doors opening to the garden. An archway leads through to the kitchen which is fitted with a modern range of wall and base units, one and a half bowl sink and drainer incorporated into work surface and integrated electric oven, gas hob and fridge. There is also space for an under counter freezer and space and plumbing for a washing machine.



To the first floor there is a landing area with doors to the bedrooms and shower room. The master bedroom has an aspect to the front and door to a fitted en-suite shower room. Bedroom two is a double aspect room with fitted wardrobe and airing cupboard and bedroom three has an aspect to the side. The shower room is fitted with a modern three piece suite.

Outside to either side of the front door there are small borders and to the other side of the house, an area laid with gravel. The enclosed garden is accessed from the dining room with a patio area and an area laid to lawn with stepping stones leading down to a personal gate and flower borders.

The single garage is located in a separate block close by.



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: [///menswear.bundles.regretted](http://menswear.bundles.regretted) **Council Tax Band:** C

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 November 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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