Paganel Close

Minehead TA24 5HD

Price £425,000 Freehold

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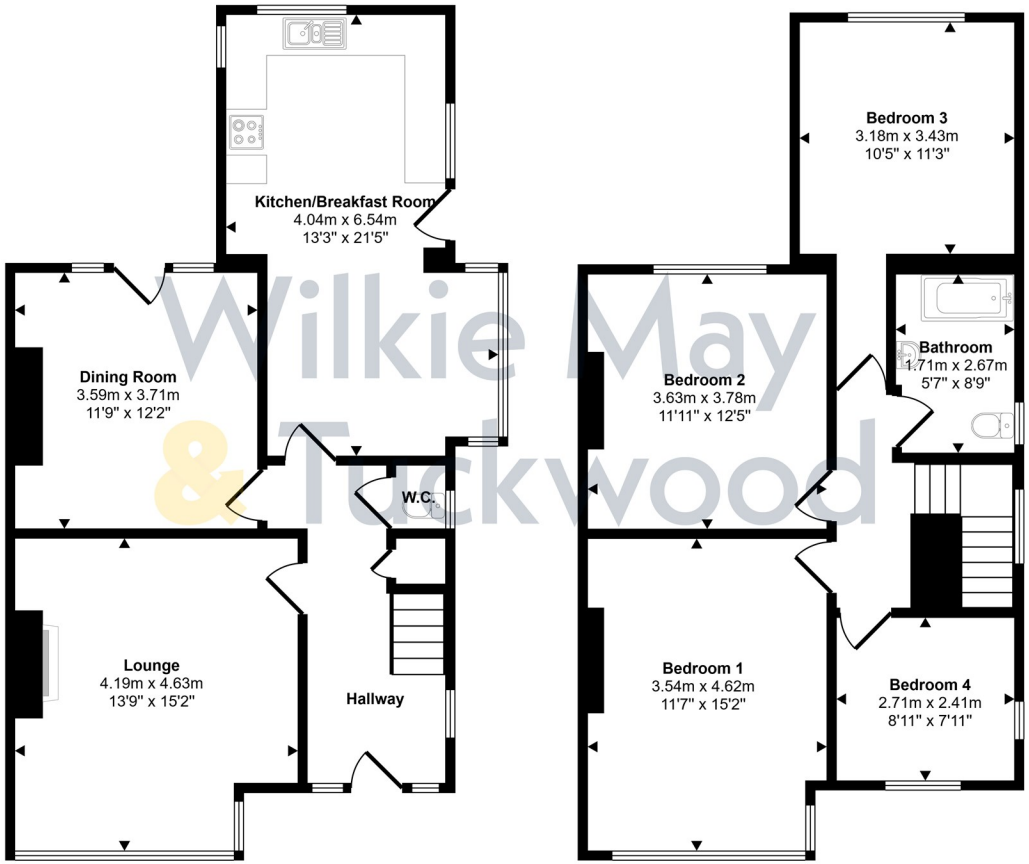
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
129 sq m / 1388 sq ft



Wilkie May & Tuckwood

Ground Floor
Approx 66 sq m / 706 sq ft

First Floor
Approx 63 sq m / 683 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.

WM&T

Description

INTERNAL VIEWING HIGHLY RECOMMENDED - A spacious two reception room, four-bedroom semi-detached house with gardens, off road parking and garage located within a popular residential area of Minehead.

- Gas fired central heating and double glazing throughout
- Two reception room and four bedrooms
- Garage to the rear and off road parking to the front
- Good-sized garden with patio area
- Lovely views from the rear
- Internal viewing highly recommended

A spacious two reception room, four-bedroom semi-detached house situated within a popular residential area of Minehead.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, understairs storage, fitted wc and doors to the lounge, dining room and kitchen.

The lounge is a large room to the front of the property with box bay window to the front, picture rails and fireplace. The dining room has an aspect to the rear with a door with windows on either side leading to the garden. The spacious kitchen/breakfast room has windows on three sides to give a lovely light room together with a door to the garden. The kitchen area is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for cooker with extractor hood over, space and plumbing for a washing machine, space for a tumble dryer and space for an American style fridge freezer. The breakfast area is fitted with a range of floor to ceiling cupboards.

To the first floor there is a landing area with window to the side and doors to the bedrooms and bathroom. Bedroom one is a large room with box bay window to the front. Bedrooms two and three have aspects to the rear with pleasant views towards the coast and bedroom four has an aspect to the front. The bathroom is fitted with a three piece suite and houses the gas fired central heating boiler.

Outside to the front there are shallow steps with path together with sloping disabled access leading to the front door both leading to the front door. To the side of this there is newly created off road parking. To the side there is an attractive patio area enjoying a good degree of privacy which carries on around to the rear of the property. The remainder of the garden is laid to lawn with mature fruit tree, a raised decked area with summerhouse and a shed. There is also a garage accessed from a rear service lane.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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: ///scrapped.sheds.tastier **Council Tax Band:** D

Broadband and mobile coverage: We understand that 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 the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks

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 13th October 2026. 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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