



Western Lane

Minehead TA24 8BZ

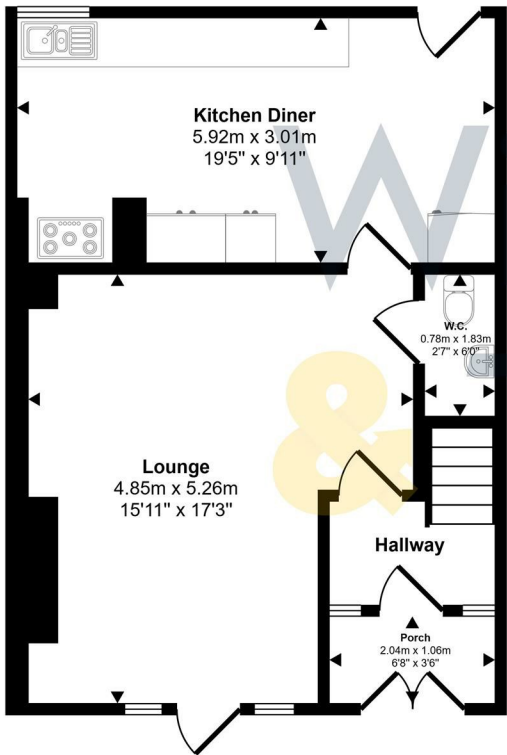
Price £375,000 Freehold



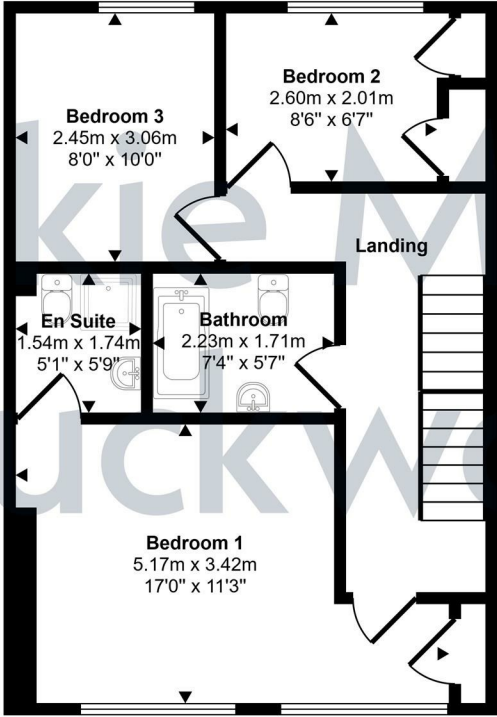
**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
134 sq m / 1443 sq ft



Ground Floor
Approx 50 sq m / 540 sq ft



First Floor
Approx 49 sq m / 523 sq ft



Second Floor
Approx 35 sq m / 380 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

VERY ATTRACTIVE FOUR BEDROOM HOUSE ON THE LOWER SLOPES OF NORTH HILL – situated within a quiet cul-de-sac with two allocated parking spaces, low maintenance garden and lovely views from the front.

- Located in a quiet cul-de-sac on the lower slopes of North Hill
- Retains many period features
- Gas fired central heating and double glazing throughout
- Modern kitchen and en-suite facilities to two of the bedrooms
- Two allocated parking spaces
- Low maintenance gardens and lovely views from the front



Of stone construction under a pitched roof, this property enjoys the lovely features of a period property whilst benefiting from gas fired central heating and double glazing throughout, a modern kitchen, en-suite facilities to two of the bedrooms, two allocated parking spaces, low maintenance gardens to the front and rear and lovely views from the front to the surrounding hills.

It is worth mentioning that the property has a fantastic boarded loft space with drop down stairs.

The property is also just a short walk away from town centre amenities, close to the hills of Exmoor and a within easy reach of the sea front.

The accommodation comprises in brief: entrance through front door into porch with door into the hallway with stairs to the first floor and door into the lounge. The lounge is a lovely, large room with parquet flooring and patio door with windows on either side opening out to the front garden and affording lovely views over the surrounding hills. From the lounge, there is a door to a fitted cloakroom and door into the kitchen diner. The kitchen area is fitted with a range of modern wall and base units, sink and drainer incorporated into work surface with tiled surrounds, large pantry storage cupboard, integrated double range oven with gas and electric supply. There is a fitted dish washer, space for



freezer and space with plumbing for a washing machine. There is also a door leading to the rear patio.

To the first floor there is a landing area with stairs to the second floor and doors to three of the bedrooms and the family bathroom. Bedroom one has two windows to the front with magnificent views over the surrounding hills and an en-suite shower room. Bedrooms two and three have aspects to the rear overlooking the terraced garden. The bathroom is fitted with a modern three piece suite.

To the second floor, the stairs lead directly into bedroom four which is currently being used as a studio and which has four velux windows with lovely views, two large fitted cupboards and door to an en-suite shower room.

Outside to the front there is an attractive paved and graveled garden with inset plants and lovely views. Immediately to the rear, accessed from the kitchen diner there is a private patio area enjoying a good degree of privacy with steps up to a further patio area.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://uncouth.images.princely> 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 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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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 1998. 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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