



Parkhouse Road

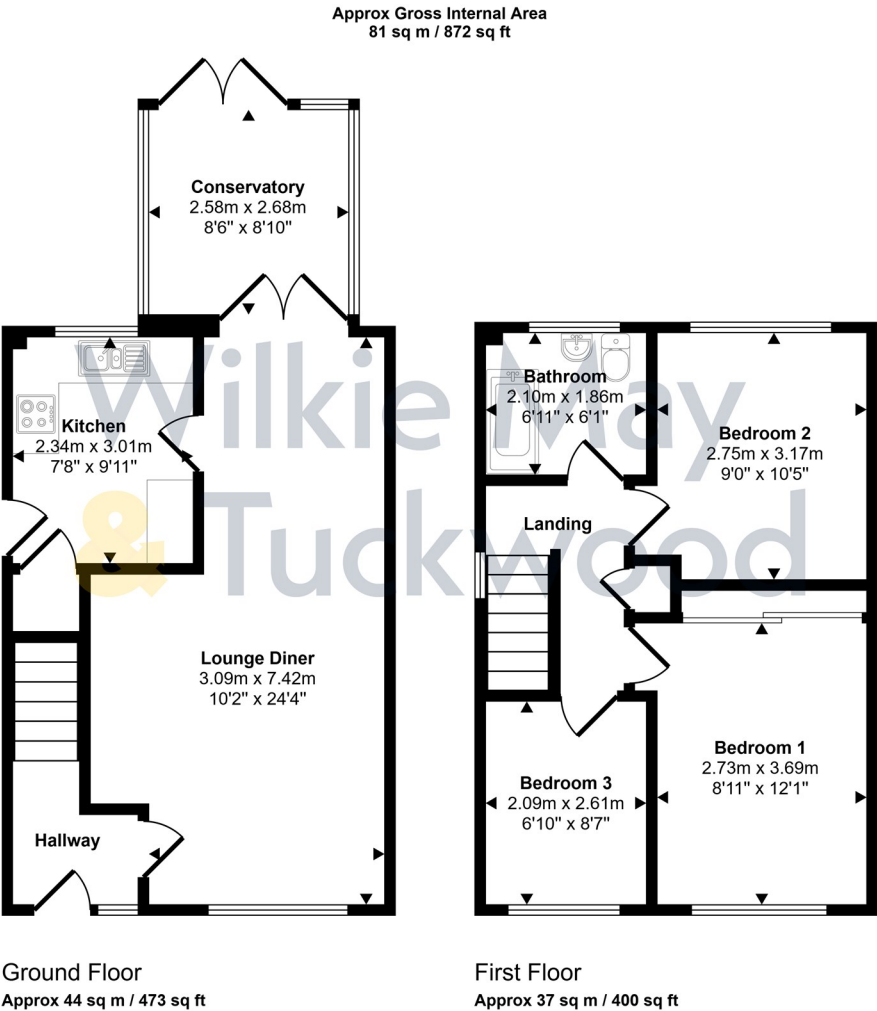
Minehead TA24 8AE

Price £299,950 Freehold



**Wilkie May
& Tuckwood**

Floorplan



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 well-maintained, three-bedroom semi-detached house situated within a sought after area of Minehead within one mile of town centre amenities.

- Sought after area of Minehead
- Within one mile of the town centre
- Garage to the rear
- Lovely views over surrounding countryside
- Internal viewing highly recommended



Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, a re-fitted kitchen, a conservatory, a level rear garden, a garage and lovely views from the rear towards the surrounding hills.

The accommodation comprises in brief: entrance through front door into a hallway with door into the lounge diner and stairs to the first floor.

The lounge diner is a good-sized double aspect room with window to the front and French doors to the rear opening into the conservatory.

A door also opens to the kitchen which has been re-fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven and hob with extractor hood over, space and plumbing for a dishwasher and washing machine and space for a tall fridge freezer. There is also a good-sized understairs cupboard, a window to the rear and a door to the garden.



The conservatory is glazed on three sides with French doors out to the garden.

To the first floor there is a landing with window to the side, storage cupboard and doors to the bedrooms and bathroom.

Bedrooms one and three have aspects to the front with bedroom one having fitted wardrobes. Bedroom two has an aspect to the rear with lovely views towards the surrounding hills. The bathroom is fitted with a modern suite and has an obscured window to the rear.

Outside, the property is approached over a sloping path with steps and lawn on either side leading to the front door. A pathway continues around the side of the house with gated access to the rear garden. This is of a good size and predominantly laid to lawn with pleasant views and rear gated access to the garage.



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://group.nearlyridiculous.com/taunton-ta1>

Council Tax Band: C

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>

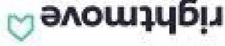
Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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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.



Wilkie May & Tuckwood 6 Wellington Square, Minehead, Somerset,

TA24 6NH

Tel: 01643 704400

