



Parkhouse Road

Minehead TA24 8AE

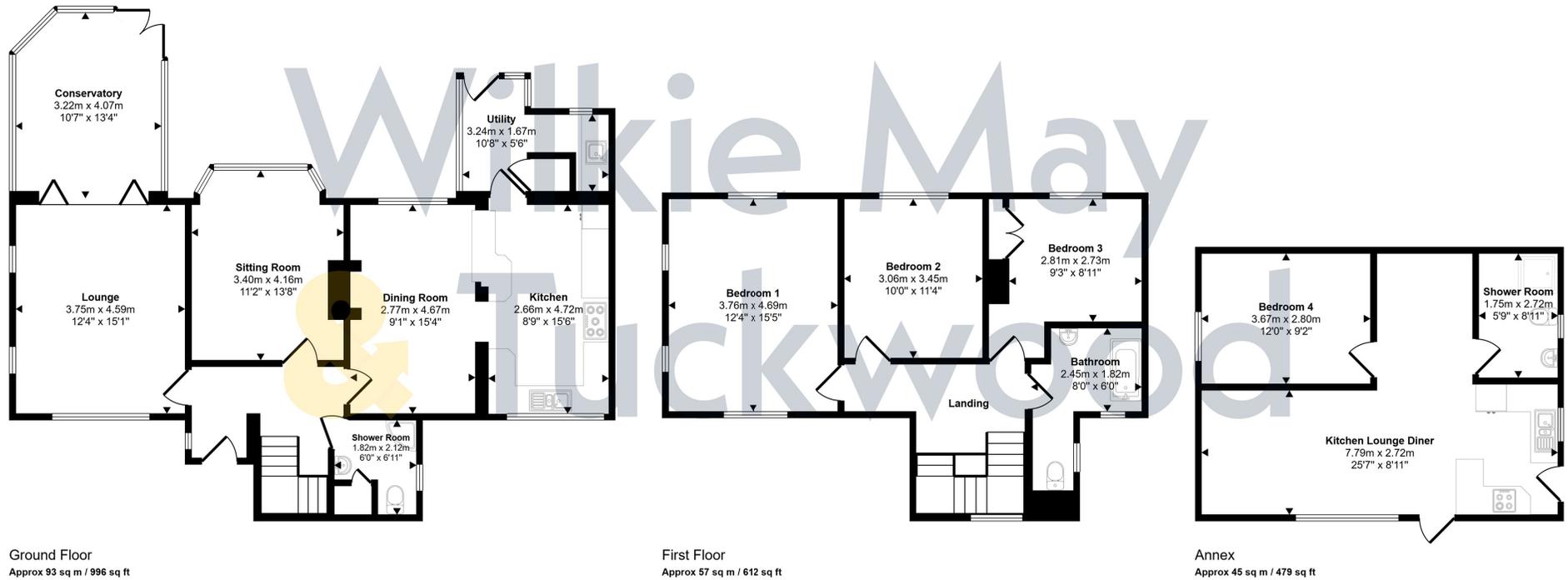
Price £575,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
194 sq m / 2087 sq ft



Ground Floor
Approx 93 sq m / 996 sq ft

First Floor
Approx 57 sq m / 612 sq ft

Annex
Approx 45 sq m / 479 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.

Description

Welcome to this attractive three reception room, three-bedroom detached home with a one-bedroom annexe, perfectly designed for modern family living and flexible lifestyles. Situated in a desirable location, this property blends comfort and functionality, offering a rare opportunity to own a truly versatile home.

Of cavity wall construction under a pitched roof, this spacious property benefits from gas fired central heating and double glazing, a ground floor shower room in addition to a first floor bathroom, a detached double garage with off road parking, good-sized gardens and lovely views from the garden over the town. The detached annexe enjoys under floor heating, electric heating/air conditioning, a modern kitchen area and a shower room.

- Large detached house with one bedroom annexe
- Detached double garage with parking
- Good-sized garden with lovely views
- Popular residential area within half a mile of town centre
- Ramps leading to the annexe to aid disabled access



Wilkie May & Tuckwood are delighted to be able to offer this spacious family home, perfect for families, multigenerational households, or buyers seeking additional income from a self-contained annexe.

The accommodation comprises in brief: entrance into a good-sized hallway with stairs to the first floor and doors into the fitted shower room and reception rooms. The lounge is a large, double aspect room with French doors opening into a large conservatory which in turn has doors out to the garden. The sitting room is a lovely cosy room with a window seat fitted into a bay window overlooking the rear garden and retaining the original parquet flooring.

The ground floor accommodation is completed with a spacious dining room with open access to the kitchen which is fitted with an extensive range of wall and base units, sink and drainer and integrated appliances to include a dishwasher and electric double oven with gas hob and extractor hood over. A door leads through to a fitted utility room which has the added benefit of a gardener's wc.

To the first floor there is a large landing area with window



to the front and doors to the three bedrooms, one of which is a large triple aspect room with lovely views and the other two with views over the garden. There is also a fitted bathroom.

The detached annexe is perfect for guests, extended family or potential rental income with a private entrance ensuring complete independence. A door opens into a large open plan lounge, kitchen, diner with large window to the front, filling the room with light and a modern kitchen area with further window and door to the side. There is also a double bedroom with window to the side and a fitted shower room.

Outside to the front of the property there is a driveway providing off road parking leading to the detached double garage with access to the garden and annexe. The garage (17'11" (5.45m) x 16' (4.88m)) has electric up and over doors, power and light. Alongside the garage there is a paved patio area with access to the main house and annexe together with a summerhouse which also has power. The remainder of the garden is predominantly laid to lawn with fruit trees, mature shrubs, a decked area, a second summerhouse and shed both with electric supply and lovely views over the town.



GENERAL REMARKS AND STIPULATIONS:
Tenure: Freehold

Services: Mains water, drainage, electricity. Gas fired central heating in the house and electric heating in the annexe.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1

Property Location: <http://different.twt.archives> Council Tax Band: E and A for the annex

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.gov.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>

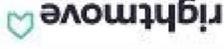
Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011.

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 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. 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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