



## Paganel Close

Minehead TA24 5HD

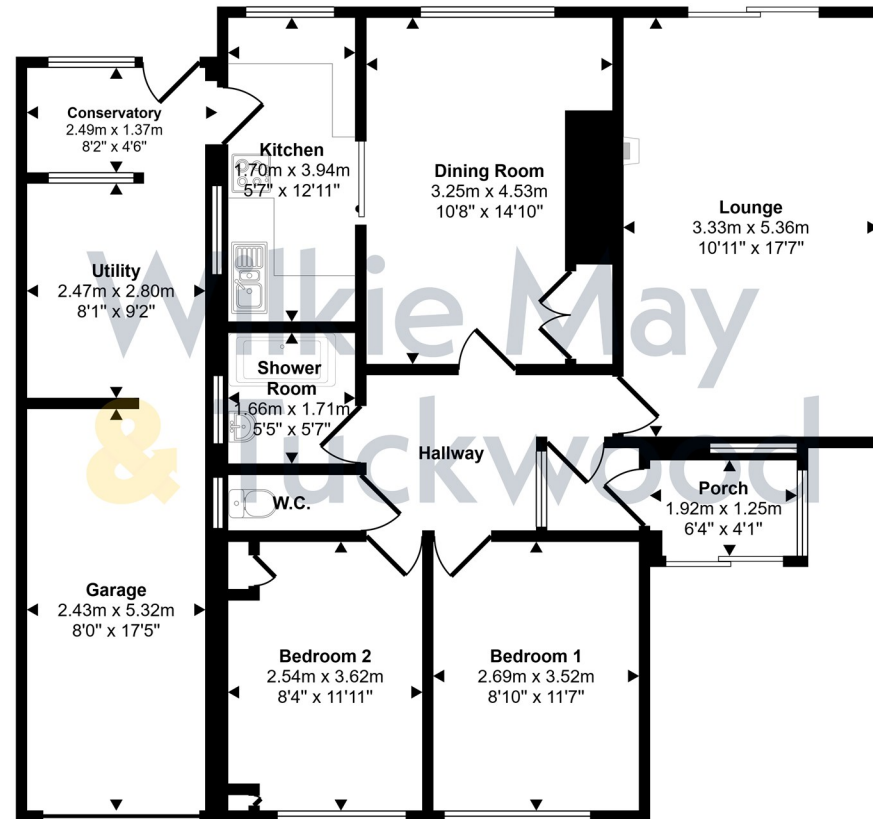
Price £265,000 Freehold

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**Wilkie May  
& Tuckwood**

# Floorplan

Approx Gross Internal Area  
102 sq m / 1102 sq ft



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 two reception room, two-bedroom semi-detached bungalow situated within a popular residential area of Minehead offered for sale with NO ONWARD CHAIN.**

**Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, an integral garage with off road parking and gardens to the front and rear.**

- Two reception rooms and two bedrooms
- Garage with off road parking
- Good-sized rear garden
- Gas fired central heating and double glazing
- Popular residential area of Minehead
- NO ONWARD CHAIN



The accommodation comprises in brief: entrance through sliding glazed door into a porch with window to the side and door into an inner porch. From this inner porch, a door leads through to the hallway which has doors to all principal rooms.

The lounge is a good-sized double aspect room with window to the front and sliding doors opening to the rear garden.

There is also a separate dining room with storage cupboard and window overlooking the garden.

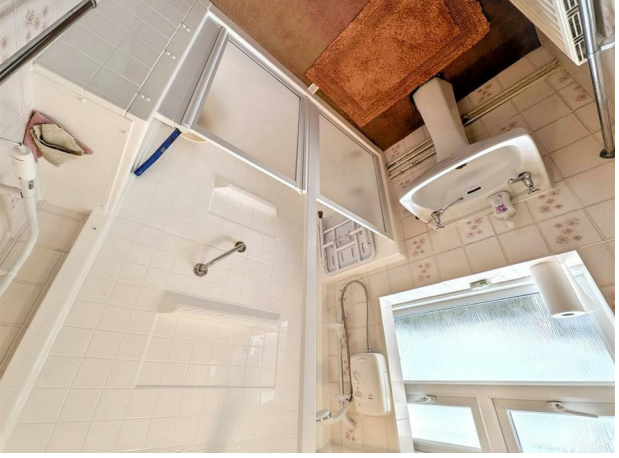
A sliding door opens to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for an electric cooker, space for under counter fridge and freezer and space with plumbing for a washing machine. There is also a window overlooking the rear garden.



From the kitchen, a door opens into a small conservatory area with access to a utility room and open access to the rear of the garage.

The bedrooms are both to the front of the property, one with two storage cupboards. The shower room is fitted with a two piece suite with a separate wc alongside.

Outside to the front there is a driveway providing off road parking leading to the garage. The remainder of the front garden is laid with ease of maintenance in mind. The rear garden is a particular feature of this property. It is of a good size and predominantly laid to lawn with a patio area, hedged boundaries, a greenhouse and a shed.



**GENERAL REMARKS AND STIPULATIONS:**

**Tenure:** Freehold

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

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

**Property Location:** <http://shrubbery.labels.chains.counciltax.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.somersetstandtaunton.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 misses) 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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