



## Parkhouse Road

Minehead TA24 8AD

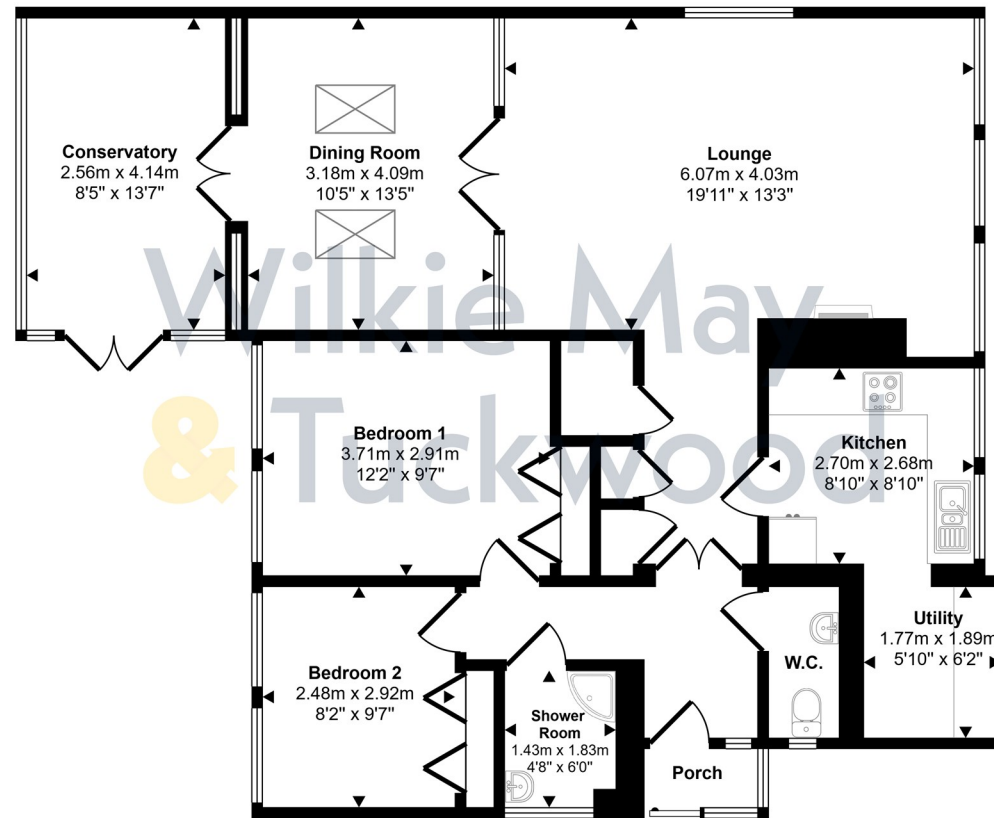
Price £350,000 Freehold



Wilkie May  
& Tuckwood

# Floorplan

Approx Gross Internal Area  
106 sq m / 1137 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 very attractive, two-bedroom detached bungalow situated within easy reach of town centre amenities with off road parking for several vehicle, a garage, car port and delightful gardens.**

**Of cavity wall construction under a pitched roof, this lovely property also benefits from gas fired central heating and double glazing throughout, an array of solar panels on the roof to assist with electricity costs, a cloakroom and conservatory,**

**Internal viewing is highly recommended to appreciate the accommodation offered.**

- Sought after area of Minehead
- Delightful gardens
- Off road parking for several vehicles, garage and car port
- Solar panels to aid with electricity costs
- Within easy reach of town centre amenities



The accommodation comprises in brief: entrance through sliding door to the side of the property into a porch with door through to the entrance hall. From the hall, doors open to the cloakroom, shower room and both bedrooms. Double doors also open to an inner hallway with three storage cupboards, door to the kitchen and open access to the lounge.

The lounge is a very attractive triple aspect room with three windows to the front, one to the side and two to the rear.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds and integrated appliances to include an eye level double oven, gas hob with extractor hood over and fridge freezer. There are also two windows to the side and access to the utility which has space and plumbing for a washing machine, space for an undercounter freezer, work surface and window to the side.

From the lounge, double doors open to an attractive dining room which has two velux windows and double doors with windows on either side opening to the conservatory which has double doors to the rear garden.



Both bedrooms are to the rear of the property with lovely views over the garden and fitted wardrobes. The shower room is fitted with a modern suite and has an obscured window to the side.

Outside to the front there is a block paved driveway providing off road parking for several vehicles leading to the car port and garage. The remainder of the garden has been laid with gravel for ease of maintenance with inset shrubs and palm tree. There is also side access to the rear garden which is, again, laid with gravel for ease of maintenance.

The rear garden is a particular feature of this property. There is a patio area immediately outside the conservatory providing a lovely sheltered spot to enjoy the views. Shallow steps rise up to the remainder of the garden which is predominantly laid to lawn with a central pathway, inset trees, a pretty bird box and fenced boundaries on either side with flower borders. At the top of the garden there is a further patio area with summerhouse and seating affording lovely views. There is also a greenhouse.



**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://outboard.zinc.denoting-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 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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