



## Church Street

Minehead, TA24 5JU

Price £395,000 Freehold



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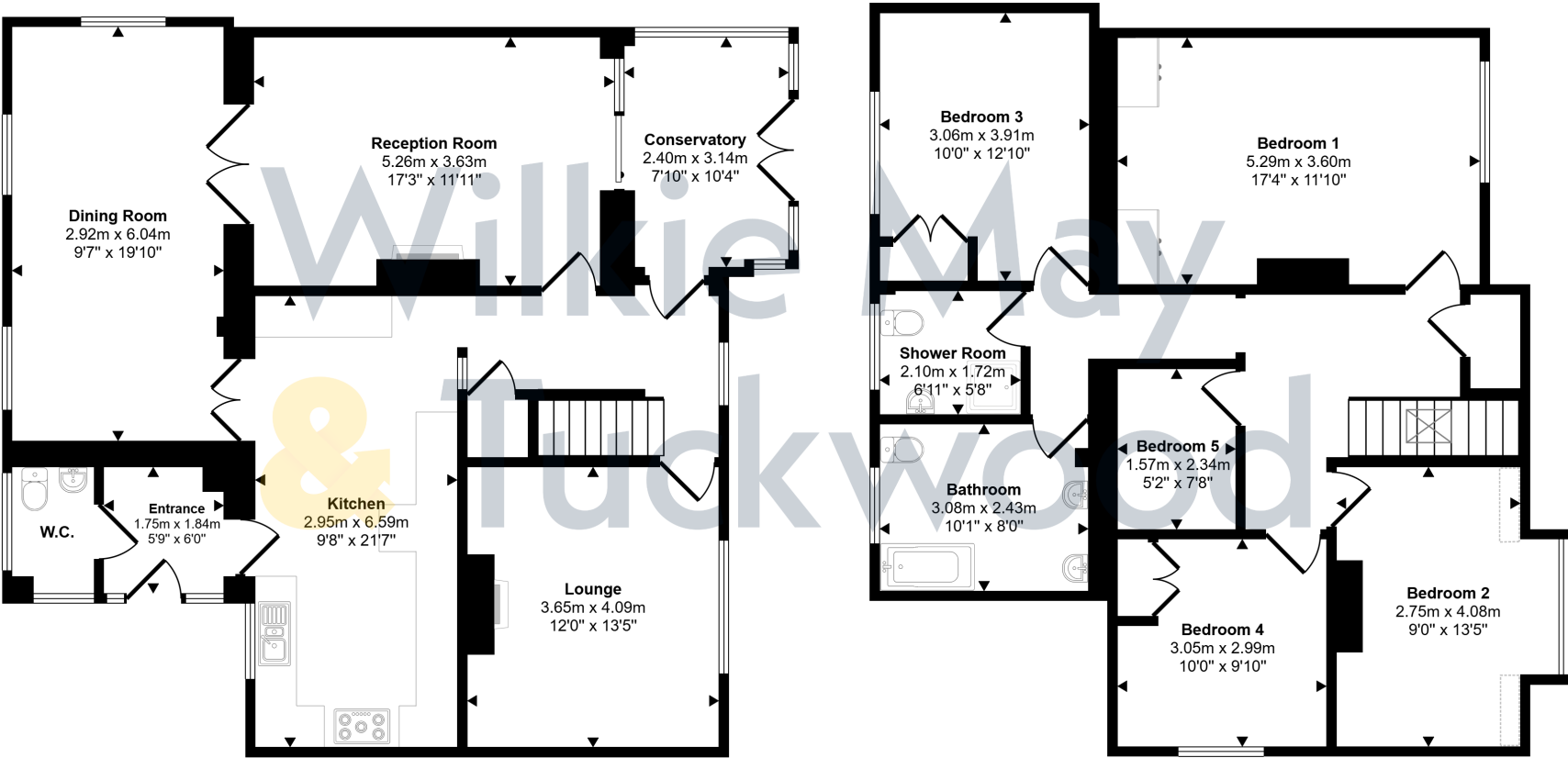
EPC

Wilkie May  
& Tuckwood



# Floor Plan

Approx Gross Internal Area  
190 sq m / 2048 sq ft



Ground Floor  
Approx 101 sq m / 1092 sq ft

First Floor  
Approx 89 sq m / 956 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

A three reception room, four/five bedroom detached house situated on the lower slopes of North Hill close to St. Michael's Church and lovely walking opportunities over the surrounding countryside. The property is offered for sale with NO ONWARD CHAIN.

The property is of cavity wall construction under a part pitched and part flat roof and although in need of general updating, does benefit from gas fired central heating and double glazing throughout, a conservatory, a bathroom and shower room, a double garage with off road parking, a large garden and lovely views of the surrounding countryside.

**AGENTS NOTE:** There is a large beech tree in the garden which is the subject to a Tree Preservation Order.

- Three reception rooms
- Four/five bedrooms
- Large garden and views
- Double garage with parking
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this detached house on the lower slopes of North Hill.

The accommodation comprises in brief: entrance to the side of the property into a hallway with door to fitted wc and door into the kitchen. The kitchen is fitted with an extensive range of wall and base units and sink and drainer incorporated into work surface with tiled surrounds. From the kitchen there are double doors into a large dining room together with access to an inner hallway which has stairs to the first floor and doors into the lounge, conservatory and a further reception room. The lounge has a window to the front of the property with lovely views over the garden to the surrounding hills. The conservatory also has lovely views to the front and double doors to the garden.

To the first floor there is a large landing area with storage cupboard and doors to the bedrooms, bathroom and shower room. Two

of the bedrooms have aspects to the front with lovely views over the town to the surrounding countryside. The fifth bedroom is quite small so could be used for further storage or as a dressing room.

Outside, the property is accessed to the rear from The Ball where the double garage and off road parking will be found. The garden is large and stretches down to gated access onto Church Street. From the garden there are lovely views over the town to the surrounding countryside.





### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

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

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** [///tour.meanings.brilliant](https://tour.meanings.brilliant) **Council Tax Band:** F

**Broadband and mobile coverage:** We understand that there is likely mobile coverage. The maximum available broadband speeds are 76 Mbps download and 18 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/>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2024. . MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

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.8b 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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