



Lower Park

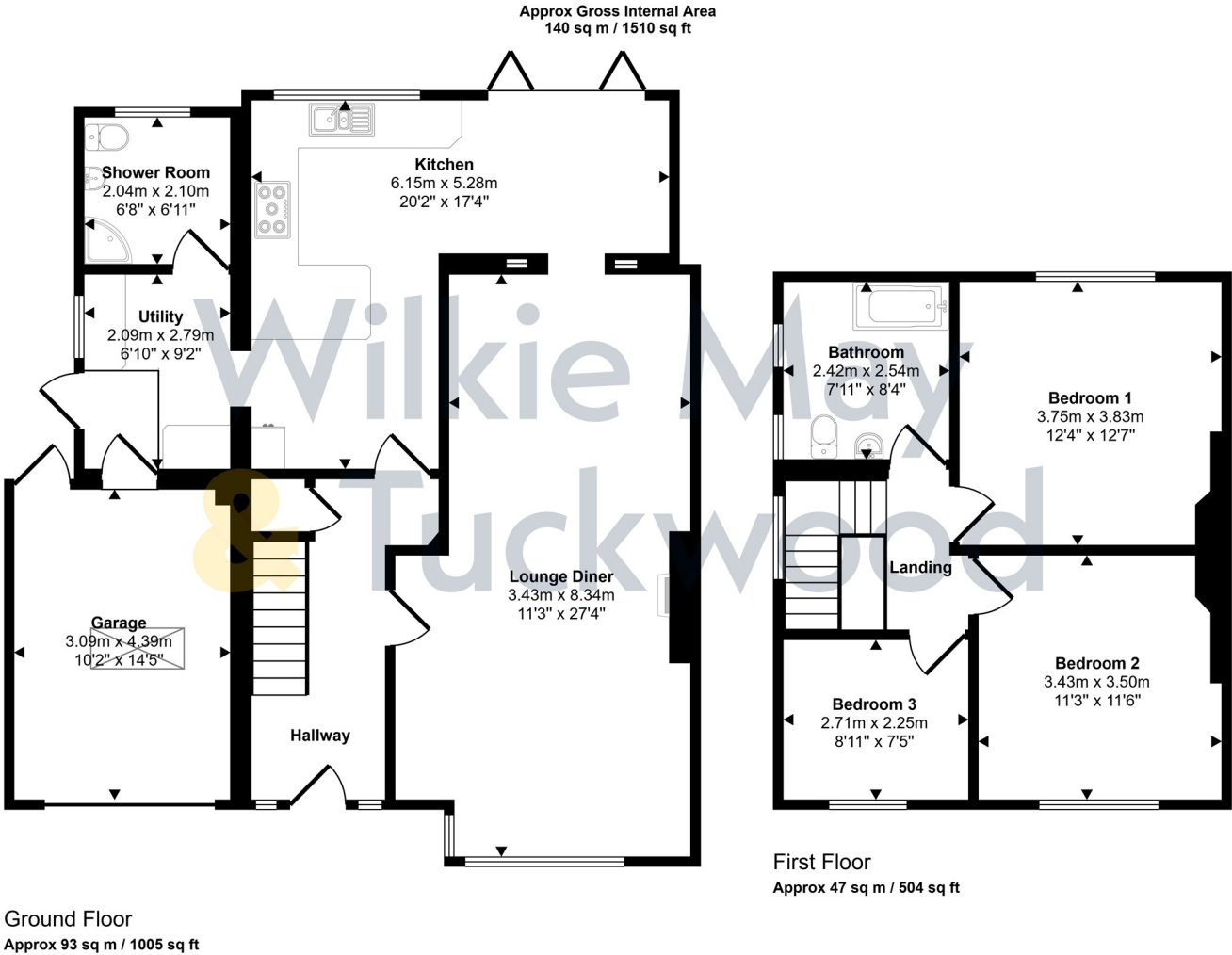
Minehead TA24 8AY

Price £450,000 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

**EXTENDED AND UPDATED HOUSE WITHIN
EASY REACH OF TOWN CENTRE AMENITIES
- with garage, off road parking, large rear
garden with stream running through and
lovely views.**

- Sought after area of Minehead with gated access to The Parks Walk
- Large rear garden with stream running through
- Garage with off road parking
- Ground floor shower room and first floor bathroom
- Modern kitchen with tri-fold doors opening to the garden



Of cavity wall construction under a pitched roof, this updated 1930's property benefits from gas fired central heating and double glazing throughout, solar panels, an EV charging point, a modern kitchen, shower room and bathroom, a utility room, a garage with off road parking and large garden to the rear with a stream running through and direct access to The Parks Walk.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, understairs cupboard and doors to the lounge diner and kitchen.

The kitchen is a large L-shaped room which wraps around the back of the house. Two roof lights, a window and tri-folding doors all create a lovely, light room with ample space alongside the tri-folds to sit and enjoy views over the garden. The kitchen itself is fitted with a modern range of gloss wall and base units and sink with drainer incorporated into wooden work surface with upstands. There are also integrated appliances to include an oven, gas hob with extractor hood over and microwave and



space for an American style fridge freezer. The utility room leads off of the kitchen and has a door into the ground floor fitted shower room, personal door into the garage and a door to the garden.

The lounge diner is a large room with open access to the kitchen seating area, window to the front and fireplace.

To the first floor there is a landing area with window to the side and doors to the bedrooms and bathroom. Two of the bedrooms have aspects to the front and the third to the rear with lovely views towards the Woodcombe woods. There is also a fitted bathroom.

Outside to the front there is a driveway providing off road parking leading to the garage.

The rear garden is a particular feature of this property and is large and predominantly laid to lawn with gated access to The Parks Walk and a pretty stream running through.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://www.weeknight.civil.lilike> 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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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 avoidable 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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