





Glenmore Road

Minehead TA24 5BQ

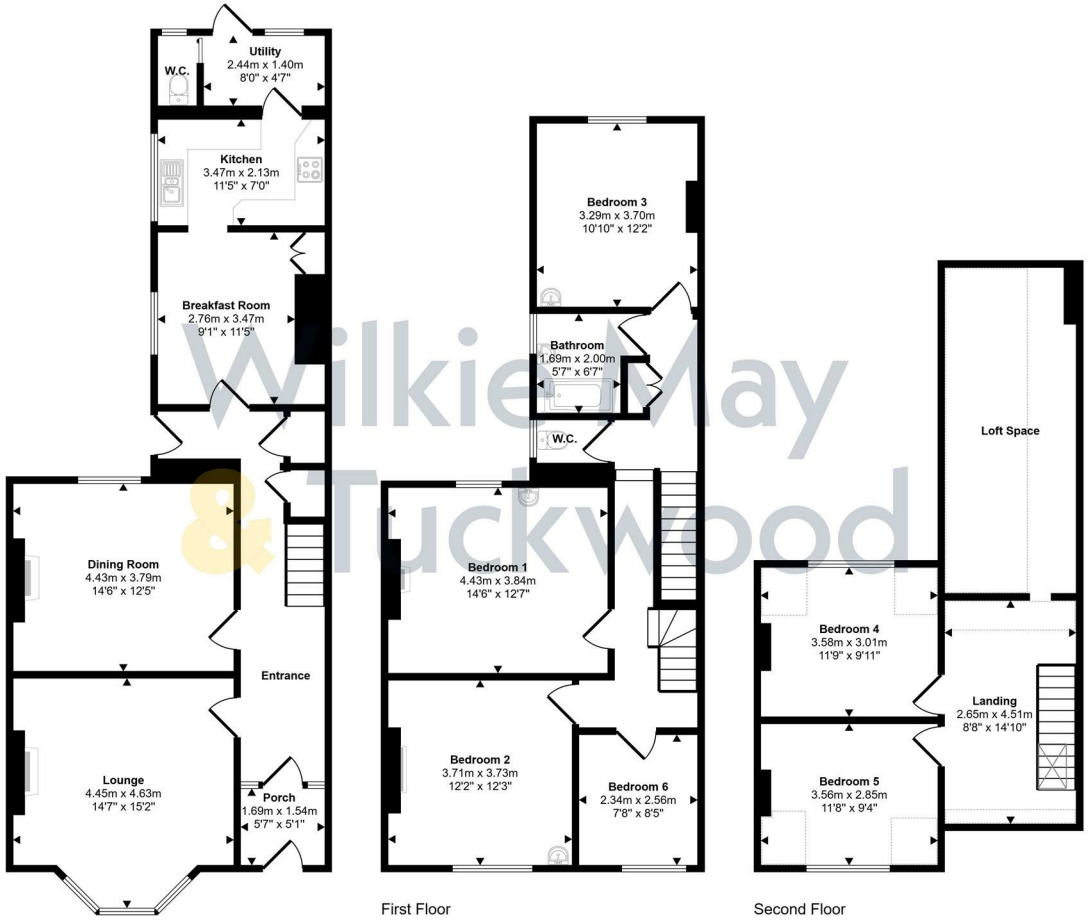
Price £375,000 Freehold

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Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
205 sq m / 2203 sq ft



Ground Floor
Approx 81 sq m / 877 sq ft

First Floor
Approx 72 sq m / 772 sq ft

Second Floor
Approx 52 sq m / 554 sq ft

Denotes head height below 1.5m

Wilkie May & Tuckwood

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.

WM&T

Description

A Substantial Edwardian Family Home Retaining a Wealth of Original Character

Offered for sale with no onward chain and an abundance of space, and character, this impressive six-bedroom Edwardian terraced property presents a fantastic opportunity to acquire a substantial family home in Minehead. Arranged over three floors, the property boasts generously proportioned accommodation, complemented by high ceilings, original architectural detailing and a number of beautiful period features, including several original fireplaces.

- Six bedrooms
- Spacious accomodation
- Detached garage
- Retains many original features
- NO ONWARD CHAIN
- Gas central heating
- Walking distance to town centre





The property is approached via a front courtyard, leading into an entrance porch and hallway. To the front is a spacious lounge featuring a bay window, attractive gas fireplace and original decorative mouldings. A further generous reception/dining room enjoys another original gas fireplace and a window overlooking the rear garden. There is also a useful understairs storage cupboard.

At the end of the hallway is a breakfast room with built-in storage either side of the original fireplace recess, leading through to the kitchen. The kitchen offers an integrated gas hob and oven, with space for additional appliances. Beyond this is a useful utility lobby with space for a fridge freezer and a ground-floor WC.

The first floor provides three generous double bedrooms and a further single bedroom. All three double bedrooms benefit from feature fireplaces. This floor is completed by a family bathroom, separate WC and airing cupboard.

A further staircase leads to the converted second floor, providing two additional double bedrooms one of which has been used as a study. There is a sizable landing area and generous loft storage space.

To the rear is a garden with established beds with scope for further landscaping. A detached garage is situated beyond the garden and can be accessed via a rear gate.

A wonderful opportunity to acquire a spacious Edwardian home retaining a wealth of original character. Offering six bedrooms, generous reception space and considerable potential for modernisation, this property would make a beautiful family home for a purchaser looking to put their own stamp on a period property.







GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Add text here

Local Authority: Somerset Council

Property Location: ///intrigues.jolt.desk **Council Tax Band:**

Broadband and mobile coverage: We understand 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.org.uk .

Flood Risk: Surface Water: Low risk **Rivers and Sea:** High risk **Reservoirs:** Flooding from reservoirs is unlikely in this area. **groundwater:** This location is outside of a groundwater flood alert area. We recommend you check the risks on http://www.gov.uk/check-long-term-flood-risk

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 April 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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