



West Street

Minehead, TA24 5HR

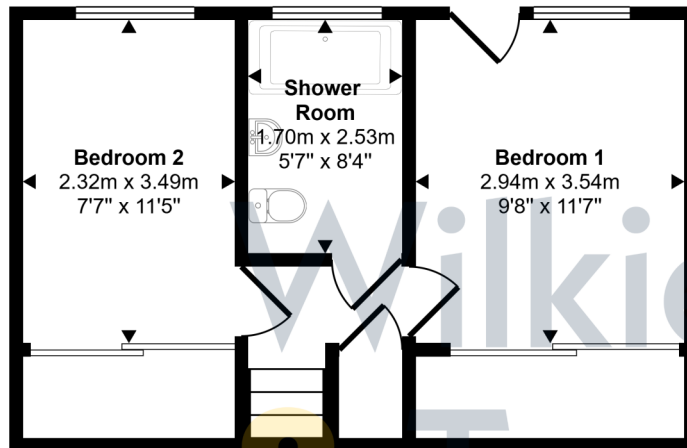
Price £282,500 Freehold

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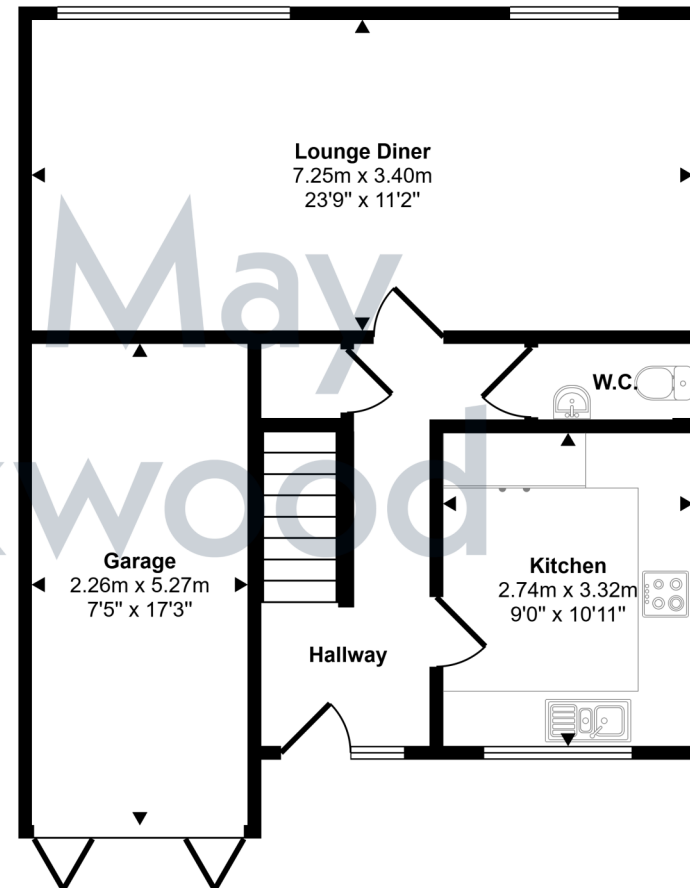
**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
92 sq m / 988 sq ft



Lower Ground Floor
Approx 33 sq m / 356 sq ft



Ground Floor
Approx 59 sq m / 632 sq ft

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 well-presented two-bedroom (formerly three) semi-detached upside-down house situated in an elevated position within a popular residential area of Minehead.

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, gardens to the front and rear, an integral garage with off road parking and spectacular views from the rear towards Woodcombe and North Hill.

Internal viewing highly recommended to appreciate the accommodation offered.

- Upside-down house
- 2 bedrooms
- Garage and parking
- Attractive garden
- Panoramic views



Wilkie May & Tuckwood are delighted to be able to offer this attractive semi-detached house.

The accommodation comprises in brief: entrance through front door into hallway with window to the front, stairs down to the bedrooms and shower room, storage cupboard and doors to a fitted cloakroom, large lounge diner and the kitchen.

The lounge diner is a lovely, light room with two windows designed to take full advantage of the wonderful panoramic views and is large enough to easily accommodate a dining table and chairs. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated hob with extractor hood over, space and plumbing for a washing machine, space for a tumble dryer, integrated fridge freezer, integrated oven, microwave and warming drawer and integrated wine cooler. There is

also an obscured window to the front.

To the lower floor there is a small hallway with storage cupboard and doors to the bedrooms and fitted shower room. Both bedrooms benefit from fitted wardrobes, one with a window overlooking the garden and the other with a door opening out to the garden.

Outside to the front there is a driveway providing for off road parking leading to the integral garage which is fitted out as a workshop with light and power. There is a small level area of garden laid to lawn and gated access to the side of the property with steps leading down to the rear garden. Immediately outside the bedrooms there is a patio area designed to take full advantage of the lovely views. There is also an attractive sloping garden predominantly laid to lawn with fence and hedge boundaries.



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: ~~///punctured/scans/striving~~ **Council Tax Band:** C

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 52 Mbps download and 8 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 July 2025. 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.



Tel: 01643 704400

6 Wellington Square, Minehead, Somerset, TA24 5NH

