



Pemswell Road

Minehead, TA24 5RS

Price £375,000 Freehold



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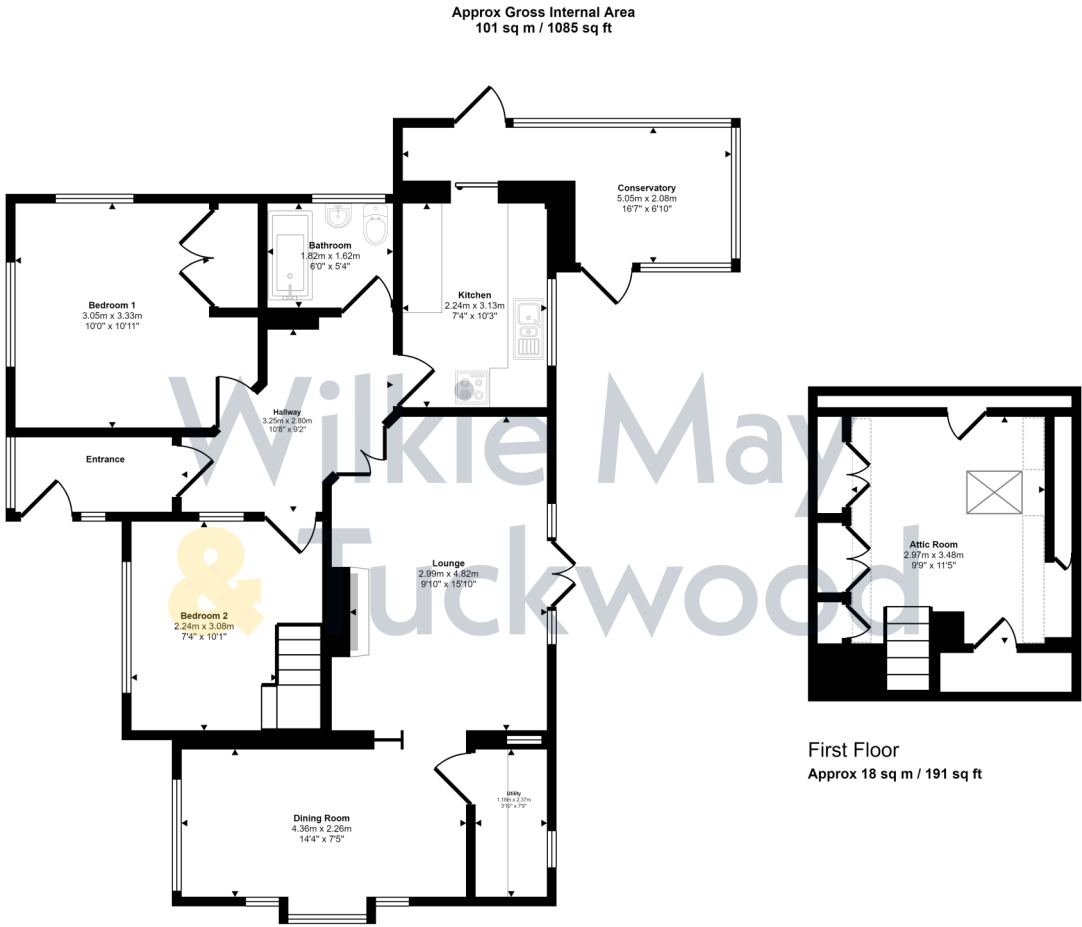
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EPC

Wilkie May
& **Tuckwood**

Floor Plan



Ground Floor
Approx 83 sq m / 894 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

An attractive two-bedroom detached Bungalow situated in a tucked away position on the lower slopes of the sought after area of North Hill.

Of cavity wall construction under a pitched roof, this property benefits from gas fired central heating and double glazing throughout, full fibre broadband, a useful attic room, a conservatory, off road parking and delightful gardens.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Useful attic room
- Conservatory
- Off road parking
- Attractive gardens
- Sought after location



Wilkie May & Tuckwood are delighted to be able to offer this attractive character bungalow located on the lower slopes of North Hill.

The accommodation comprises in brief: entrance through front door into a porch with door through to the hallway. The lounge is a good-sized room with windows to the rear and French doors opening out to an attractive covered seating area which leads down to the remainder of the garden. There is also a feature fireplace with inset wood burning stove. An archway with steps lead down to a dining room with windows to the front and side and door through to a utility room. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for an electric cooker, space and plumbing for a washing machine and space for a fridge freezer. There is also a widow to the rear and sliding doors through to the conservatory which is glazed on four sides with two doors to the garden.

Bedroom 1 is a good-sized double aspect room with windows to the front and side. Bedroom 2 has an aspect to the front and steps up to the loft room. There is also a bathroom.

The attic room does have some restricted head height but also has a velux widow, eaves storage, a cupboard housing the gas fired boiler and an en-suite wc with wash hand basin.

Outside, the property is accessed from Pemswell Road over a driveway providing off road parking for several vehicles. To the front of the property there is an area of garden laid to lawn. The rear garden is particularly attractive and enjoys a good degree of privacy with areas laid to lawn, a summerhouse with patio area outside, a vegetable patch, shed and greenhouse.



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: [///desktop.inflating.pigment](#) **Council Tax Band:** D

Broadband and mobile coverage: We understand that there is likely 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:** High 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 May 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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