Periton Lane

Minehead TA24 8EA

Price £450,000 Freehold

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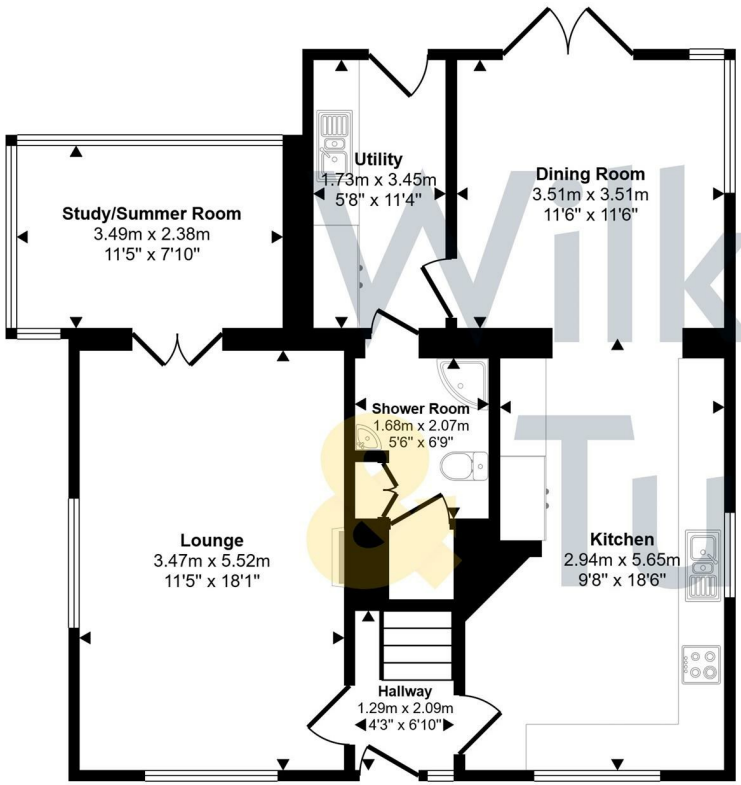
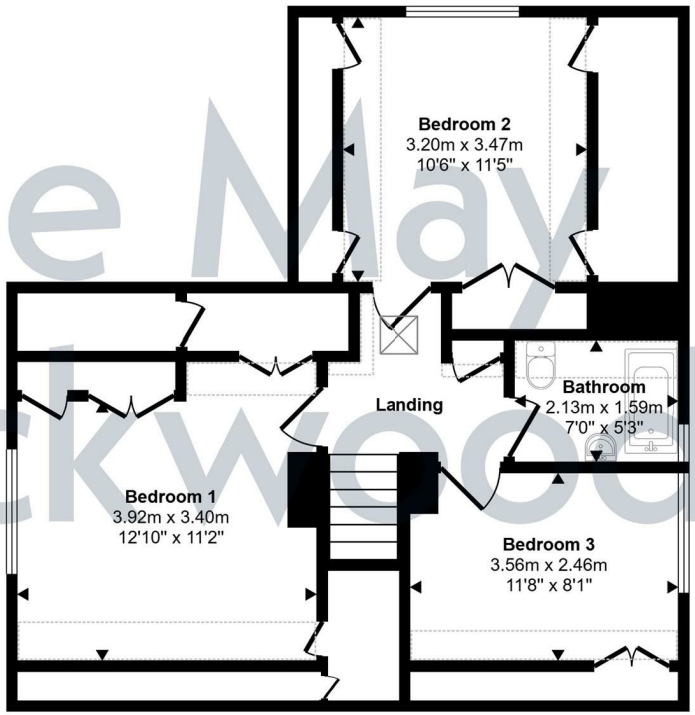
Wilkie May & Tuckwood

Floorplan

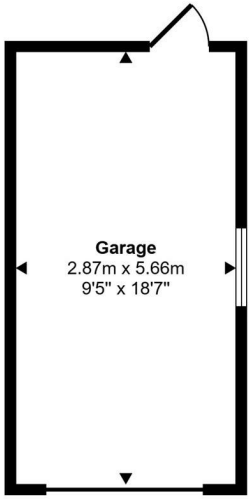
Approx Gross Internal Area
158 sq m / 1700 sq ft



Ground Floor
Approx 77 sq m / 833 sq ft



First Floor
Approx 64 sq m / 693 sq ft



Garage
Approx 16 sq m / 175 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.

WM&T

Description

A VERY ATTRACTIVE, EXTENDED AND UPDATED - detached house situated within the popular Periton area on the outskirts of Minehead with garage, parking and delightful gardens.

- Beautiful unique cottage set within it's own 0.3a gardens
- Extensive mature private gardens with stream
- Spacious lounge, kitchen and dining room
- Versatile study/summer room
- Detached garage & off-road parking
- Popular Periton location, 250m away from nearest bridlepath

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout.

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

The lounge is a large, very attractive room with windows to the side and front and a feature fireplace with inset wood burning stove.

From the lounge, glazed French doors open into a study which is glazed on three sides affording lovely views over the garden.

The kitchen is another large room which has been fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with matching upstands and integrated appliances to include a hob with extractor hood over, eye level double oven, fridge freezer and dishwasher. Also housed is the gas fired central heating boiler. There are also windows on two sides overlooking the garden and open access to the dining room which has French doors opening out to a patio area and corner window.

From the dining room, a door opens into the fitted utility room which has a door leading to the garden. A door also opens to the ground floor shower room which has two storage cupboards.

To the first floor there is a landing area with velux window, storage cupboard and doors to the bedrooms and bathroom. Bedroom one has a window to the side and a range of fitted wardrobes. Bedroom two has a window to the rear with lovely views over the garden, a fitted wardrobe and eaves storage. Bedroom three has a window to the side and doors to eaves storage. The bathroom is fitted with a modern three piece suite and has a window to the side.

Outside, the gardens are a particular feature of this property. Accessed through a gate leading from Periton Lane, a bridge leads over a pretty stream opening to the remainder of the garden which wraps around the house and is predominantly laid to lawn with inset trees and shrubs affording a high degree of privacy. There is also a patio area accessed from the dining room and utility. There is also a detached garage with off road parking in front.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: **///darling.forkful.obstruction** **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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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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