



Marshfield Road

Minehead TA24 6AJ

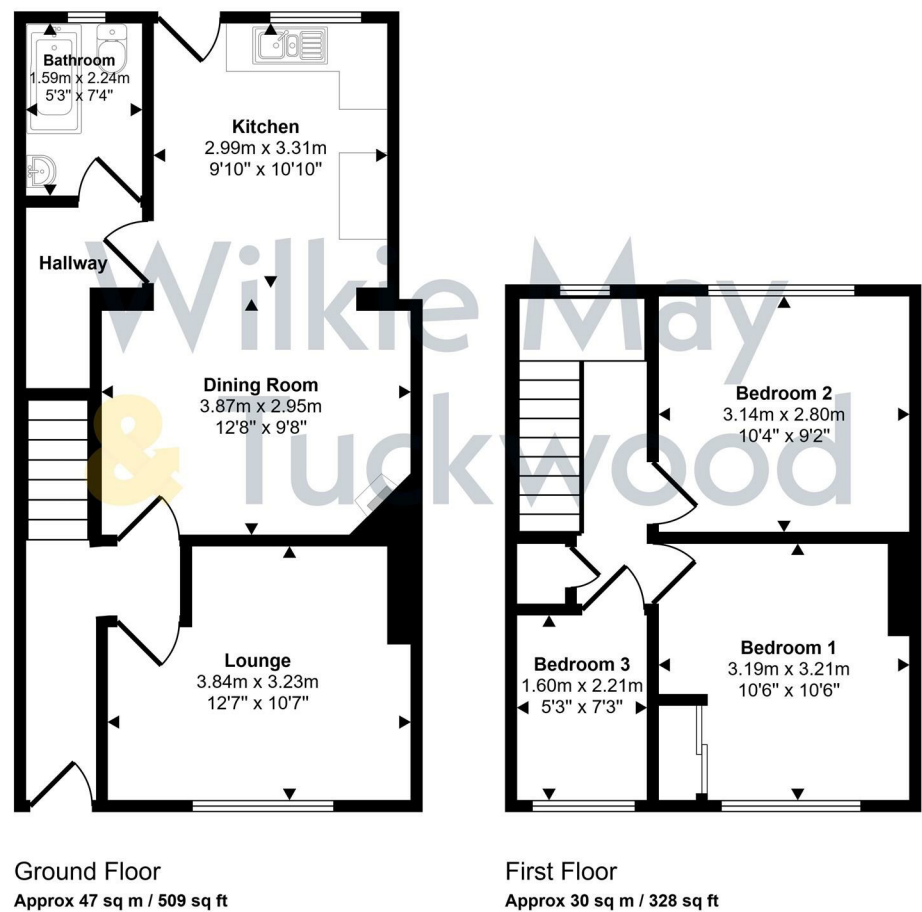
Price £220,000 Freehold



**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
78 sq m / 837 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

ASUBSTANTIAL THREE BEDROOM PROPERTY
- offering an exciting opportunity for renovation, modernisation and potential extension, subject to the necessary planning and building consents.

- NO ONWARD CHAIN
- Three bedrooms
- Rear garden
- Renovation opportunity
- Potential for off-road parking



32 Marshfield Road presents an excellent opportunity for buyers seeking a property with scope to create a bespoke family home. Requiring renovation and improvement throughout, the property offers well-proportioned accommodation arranged over two floors, together with generous gardens to both the front and rear.

The property is entered via an entrance hall, providing access to the ground floor accommodation. The sitting room offers a comfortable reception space, while the dining room provides a further versatile area for entertaining and everyday family life.

The dining room leads through to the kitchen, with the existing layout offering scope for reconfiguration and modernisation to suit individual requirements. Also situated on the ground floor is a bathroom.

To the first floor are three bedrooms, two of which are well sized double rooms. The accommodation offers considerable potential for improvement, with an incoming purchaser able to modernise and remodel the existing layout to create a contemporary home.



Externally, the property benefits from a front garden, which offers potential to create off-road parking, subject to any required permissions and consents. To the rear is a large garden, providing a generous outdoor space with excellent potential for landscaping, entertaining and family use. The rear garden also benefits from pedestrian access, adding further convenience.

The property is ripe for improvement and extension, subject to obtaining any necessary planning permissions, building regulations approval and other relevant consents. Its existing four-bedroom layout, generous rear garden and potential for off-road parking make this an appealing proposition for those looking for a renovation project with the opportunity to add value and create a substantial individual home.

An internal inspection is strongly recommended to appreciate the property's existing accommodation, generous outside space and the considerable potential it offers.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains electric, mains drainage, mains water & gas central heating

Local Authority: Somerset Council

Property Location: <http://splatprocures.diverts>

Council Tax Band: B

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:** 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>

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 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 or warrants which have been sold, let or withdrawn. Photographs taken and details prepared 29th September 2026. 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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