

Church Street,
Minehead | Somerset | TA24 5JU

Price: £375,000

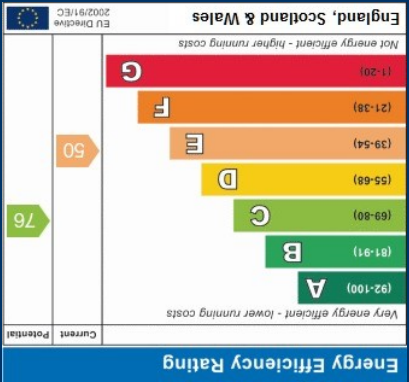
GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold, by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

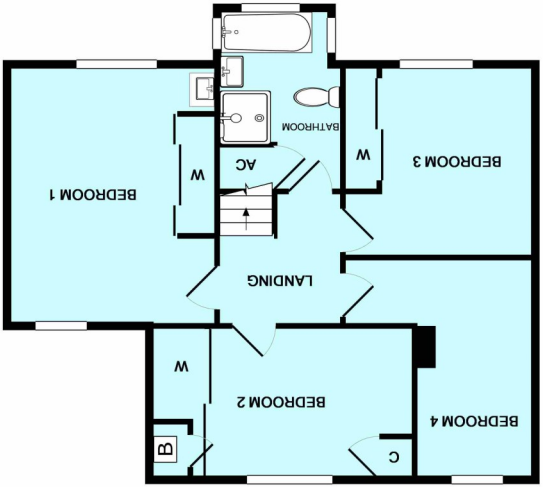
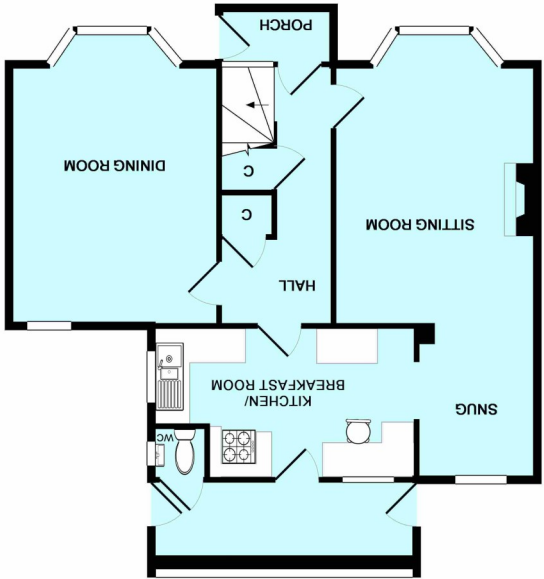
Local Authority: West Somerset Council, 20 Fore Street, Williton, Taunton, Somerset. TA4. Tel/ 01643 703704

Council Tax Band: F



Tel: 01643 704400
7 Park Street, Minehead, Somerset, TA24 5NQ

WILKIE MAY & TUCKWOOD



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IMPORTANT NOTICE Wilkie May & Tuckwood 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 warranties 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 March 2014.

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.

8. Financial Evaluation 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. 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 PROPERTY MISDESCRIPTIONS ACT 1991** 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.



DESCRIPTION An elegant and substantial four bedroom 1930's detached property commanding an elevated position on the lower slopes of the sought after North Hill area of Minehead. The property benefits from gas fired central heating and double glazed windows throughout, gardens to the front and rear, garage with off road parking and wonderful views over the town and the surrounding countryside.

The accommodation comprises in brief: Entrance through front door into Entrance Porch with door into the Entrance Hall with window to the front, stairs to the first floor with cupboard underneath, further storage cupboard and doors to the Sitting Room, Dining Room and Kitchen/Breakfast Room. The Sitting Room is a light, double aspect room with bay window to the front and gas fire with marble effect surrounding and timber mantle piece. To the rear of the room there is a small snug area with window to the rear affording wonderful views and open access to the Kitchen/Breakfast Room. The Dining Room is another double aspect room with bay window to the front and window to the rear with wonderful views. The Kitchen/Breakfast Room is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for cooker, space and plumbing for washing machine, space for fridge/freezer and windows to the rear and side. A door to the rear of the Kitchen/Breakfast Room leads into a lean-to area with large window to the rear, doors on either end and door into a fitted Cloakroom.

To the first floor there is a large landing area with doors to all rooms. Bedroom 1 is a lovely, double aspect room with wonderful views, vanity unit with wash hand basin and fitted wardrobes. Bedroom 2 has an aspect to the rear, fitted cupboard and fitted wardrobe which also houses the gas fired boiler. Bedroom 3 has an aspect to the front and fitted wardrobe and Bedroom 4 has an aspect to the rear. The Bathroom is fitted with a suite comprising bath, pedestal wash hand basin, shower cubicle and low level wc. There is also an airing cupboard and windows to the front and sides.

Outside to the front of the property there are well maintained and attractive tiered gardens predominately laid to lawn with mature flower borders, a plum tree and path leading to an off road parking space which is accessed over a driveway leading from Church Street.

To the rear of the property there is off road parking for one small car leading to the garage which is accessed from The Ball. Steps lead down to a crazy paved patio area with vegetable patch and side access to the front garden.

SITUATION: Minehead is one of West Somerset's well known and best loved coastal resorts, nestling as it does between the slopes of Exmoor and the sea. The town offers a wide range of attractions, including the beach, promenade, harbour, beautiful gardens and colourful tree lined avenue with an array of shops and services. Dominated by the wooded slopes of North Hill, the whole area is renowned for its outstanding natural beauty and there are superb walks over open moor land, through woodland and along the coast.

DIRECTIONS: From our office in Park Street turn right then turn first left into Holloway Street. Proceed up Holloway Street and at the top of the hill follow the road around to the left and then right into Church Street where the property will be found approximately half way up Church Street on the right hand side.

AGENTS NOTE: The driveway leading from Church Street is owned by the adjoining property with a vehicular and pedestrian right of way for the owner of this property to access the parking space.



An elegant four bedroom detached 1930's home occupying an elevated position within a sought after area on the lower slopes of North Hill with gardens, garage, off road parking and wonderful views over the town and the surrounding countryside.

ACCOMMODATION [All measurements are approximate], **ENTRANCE PORCH, ENTRANCE HALL, SITTING ROOM** 11'9" (3.58m) x 11'9" (3.58m) narrowing to 7' (2.13m) **DINING ROOM** 15' (4.57m) x 12' (3.65m) **KITCHEN/BREAKFAST ROOM** 15' (4.57m) x 8'9" (2.66m) **CLOAKROOM** **FIRST FLOOR LANDING, BEDROOM ONE** 15' (4.57m) x 12' (3.65m) **BEDROOM TWO** 13' (3.96m) x 8'5" (2.56m) **BEDROOM THREE** 11' (3.35m) x 9' (2.74m) **BEDROOM FOUR** 12'9" (3.88m) x 7' (2.13m) **BATHROOM**