King George Road

Minehead TA24 5JE

Price £320,000 Freehold

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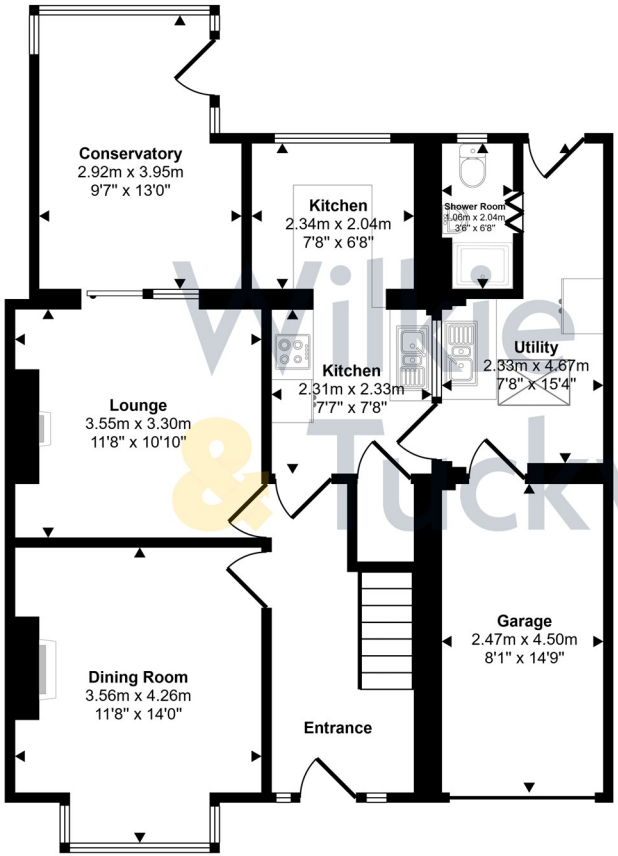
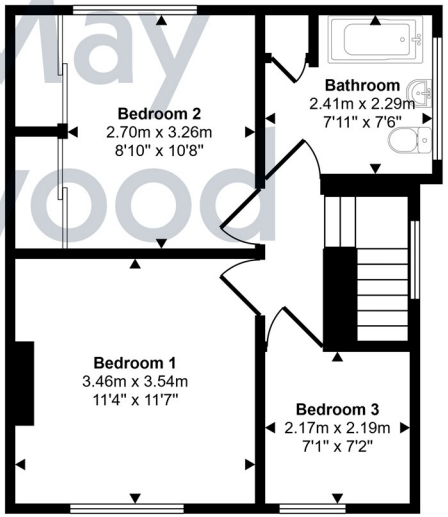
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
127 sq m / 1372 sq ft



Ground Floor
Approx 86 sq m / 928 sq ft



First Floor
Approx 41 sq m / 444 sq ft

Willie May & Tuckwood

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

EXTENDED THREE-BEDROOM SEMI-DETACHED HOUSE - with garage, off road parking and attractive rear garden offered for sale with NO ONWARD CHAIN.

- Popular residential area on the outskirts of Minehead
- Two reception rooms, conservatory, utility room and ground floor shower room
- Integral garage with off road parking
- Attractive rear garden backing on to school playing field
- NO ONWARD CHAIN

Of cavity wall construction under a pitched roof, this attractive property benefits from two reception rooms, a conservatory, a utility room, a ground floor shower room in addition to a first floor bathroom, gas fired central heating and double glazing throughout, an integral garage with off road parking and a good-sized garden to the rear. There is also an extensive range of solar panels on the roof to assist with electricity costs.

The accommodation comprises in brief: front door into entrance hall with stairs to the first floor and doors into the dining room, lounge and kitchen.

The dining room is a good-sized room to the front of the property with box bay window and fireplace with inset gas fire.

The lounge is another good-sized room with wall mounted gas fire and sliding patio doors opening into the conservatory which has pleasant views over the garden and a door opening to a patio area.

The kitchen is fitted with a range of wall and base units, one and a half bowl sink and drainer incorporated into work surface with tiled surrounds, integrated double oven, integrated hob with extractor hood over and space with plumbing for a dishwasher. The back part of the kitchen forms a breakfast bar with window overlooking the garden and houses the gas fired boiler. From the kitchen, a door opens into the utility room which in turn has a door into the ground floor shower room and a door to the rear garden.

To the first floor there is a landing area with window to the side and doors to the bedrooms and bathroom. Two of the windows have aspects to the front with the third having views over the school playing field to the rear.

Outside to the front there is parking for several cars with access to the integral garage which has a personal door into the utility room. Immediately to the rear of the house there is a patio area leading on to the remainder of the garden which is predominantly laid to lawn with flower beds, an attractive seating area and two sheds.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: ///airfields.divorcing.think **Council Tax Band:** C

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/

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 14th October 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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