



Periton Way

Minehead TA24 8AJ

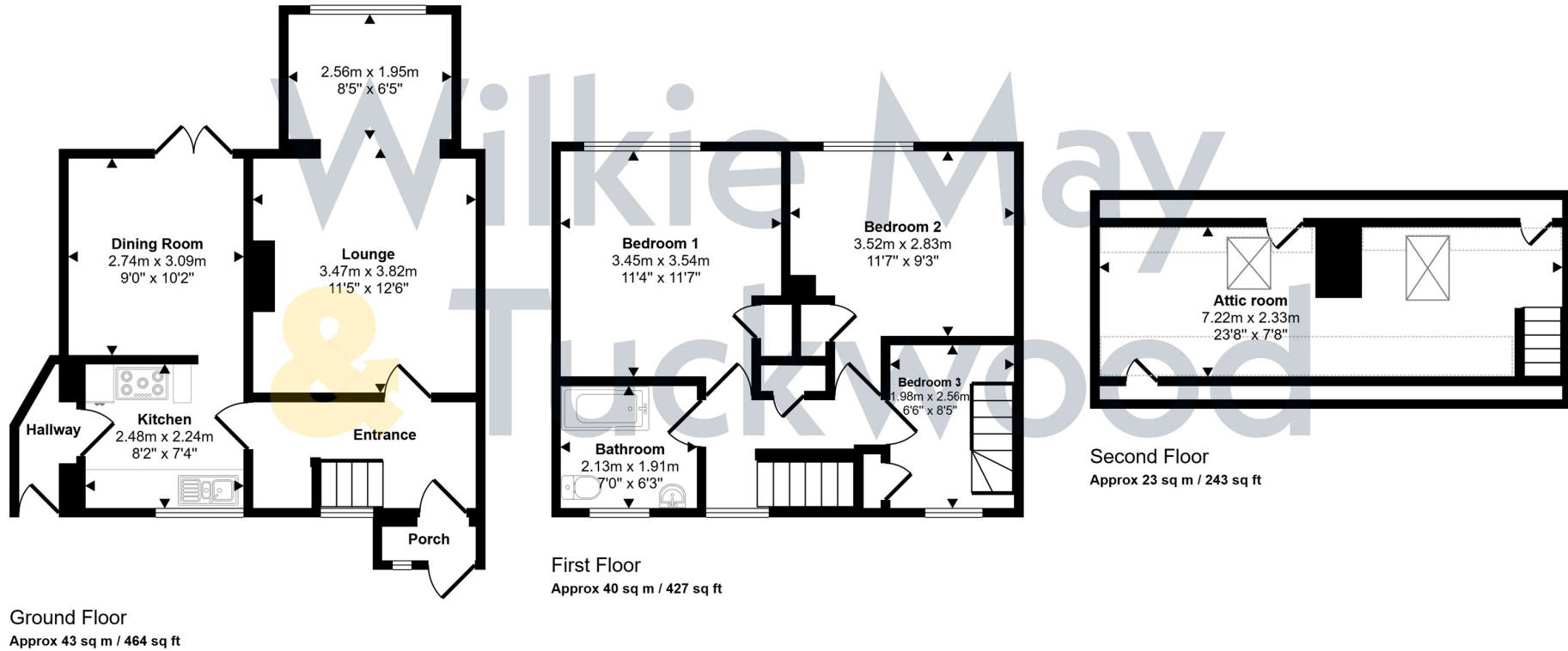
Price £249,950 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
105 sq m / 1134 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

A spacious and extended, three-bedroom mid-terrace house with large attic room situated in a popular residential area of Minehead within one mile of the town centre offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, off road parking for two to three vehicles to the front and a good-sized garden to the rear.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Popular residential area within one mile of the town centre
- Off road parking for several cars
- Good sized garden to the rear
- Three bedrooms and useful loft room
- NO ONWARD CHAIN



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

The lounge is a good-sized room with window to the rear overlooking the garden.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated range cooker with extractor hood over, space for integrated fridge and freezer and space with plumbing for a washing machine. There is also a window to the front and a side door leading to a covered hallway with door to the front of the house.

From the kitchen there is open access to a good-sized dining room with French windows opening out to the garden.

To the first floor there is a landing area with doors to the bedrooms and bathroom. Bedrooms one and two have aspects to the rear overlooking the garden. Bedroom three has an aspect to the front and has stairs rising to the second floor attic room. The bathroom is fitted with a three piece suite and has an obscured window to the front.

To the second floor there is a large attic room with two velux windows and eaves storage.

Outside to the front there is off road parking for two to three vehicles.

Immediately to the rear there is a pleasant patio area with access to a brick building housing a gardener's wc, a coal store and a shed. From the patio steps rise up to the remainder of the garden which is of a good size and predominantly laid to lawn with a shed.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1

Property Location: //sweeten.landings.advancing 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:** 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.somersetstandtaunton.gov.uk/asp/>

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011.

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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