Parklands Rise

Minehead TA24 8UD

Price £330,000 Freehold

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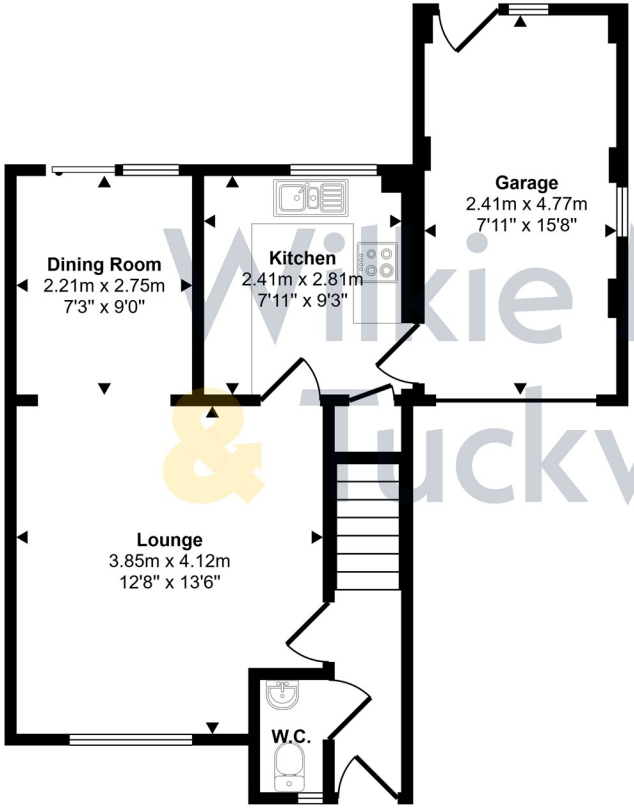
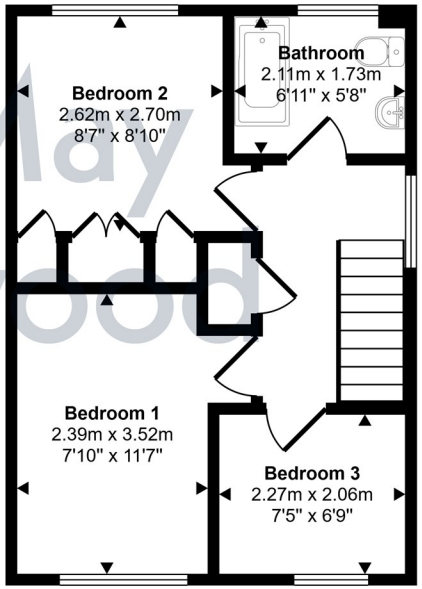
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
82 sq m / 882 sq ft



Ground Floor
Approx 48 sq m / 514 sq ft



First Floor
Approx 34 sq m / 367 sq ft

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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 beautifully presented, three-bedroom detached house with delightful garden situated on the edge of a popular development within half a mile of town centre amenities.

- Beautifully presented detached house
- Good-sized garden with lovely views
- Garage and off road parking
- Within half a mile of town centre amenities
- Internal viewing highly recommended

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating (with a new boiler installed in April 2026) and double glazing throughout, a cloakroom, a garage with off road parking, good-sized garden to the rear and lovely views from the rear towards the surrounding woodland.

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

The lounge is a good-sized room with window to the front and archway through to an attractive dining area which has a sliding patio door leading to the rear garden.

From the lounge a door also leads through to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven with hob and extractor hood over, space and plumbing for a washing machine and space for an undercounter fridge. There is also a window overlooking the garden, a door to an understairs cupboard and door into the garage.

To the first floor there is a good sized landing area with storage cupboard and window to the side. Two of the bedrooms have aspects to the front and the third is to the rear with fitted wardrobes and lovely views over the garden to the woodland beyond. The bathroom is fitted with a modern three piece suite with window to the rear.

Outside to the front there is a driveway providing off road parking leading to the garage which has windows to the side and rear and a personal door to the garden. There are also two areas of lawn, one to the front and one to the side.

The rear garden is a particular feature of this property. There is a patio area immediately outside the property together with a good sized lawned area, flower beds, a shed and a lovely summerhouse positioned to take full advantage of the lovely views over the garden.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: ///olive.walls.them **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/

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 23rd July 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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