Parkhouse Road

Minehead TA24 8AE

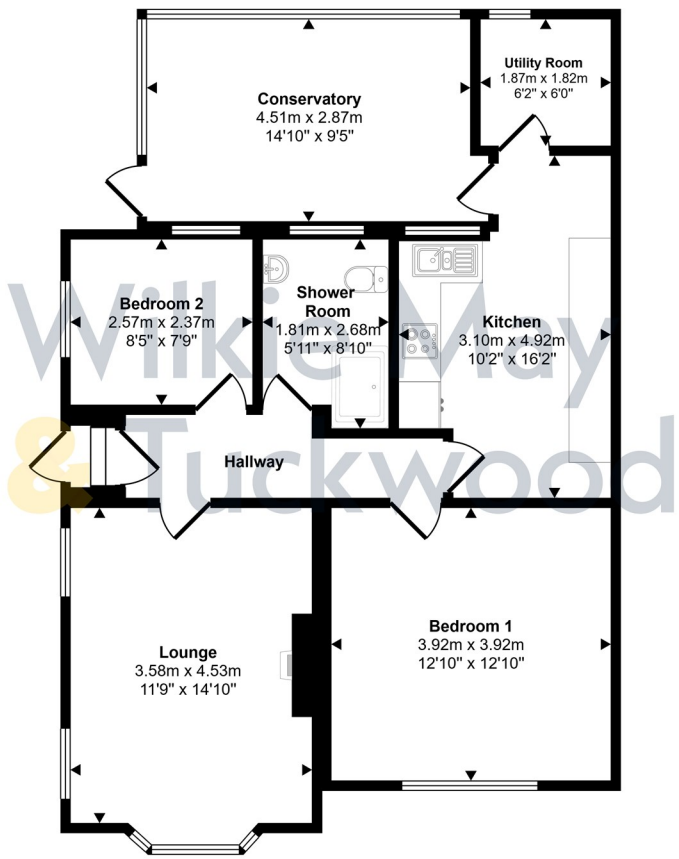
Price £275,000 Freehold

2 | 1 | 1 | C EPC

Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
83 sq m / 897 sq ft



Floorplan

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

An attractive, two-bedroom semi-detached bungalow located in a popular area of Minehead within one mile of town centre amenities, offered for sale with NO ONWARD CHAIN.

- Sought after area of Minehead
- Within one mile of town centre amenities
- Garage with off road parking
- Pleasant views towards the surrounding hills
- NO ONWARD CHAIN

Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, a garage with off road parking, a good-sized front garden and lovely views towards North Hill.

The accommodation comprises in brief: entrance to the side of the property through front door into a small lobby area with steps up and door into the hallway which has doors to all principal rooms and attractive dado height panelling.

The lounge is a good sized, double aspect room with window to the front enjoying lovely views towards North Hill and two windows to the side creating a lovely, light room. There is also a feature fireplace and dado height panelling.

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 eye level double oven and electric hob with extractor hood over. There is also space for a fridge freezer, window into the conservatory and door into the utility room.

This room houses the gas fired boiler and the electric consumer unit. There is also space and plumbing for a washing machine and window to the rear.

From the kitchen, a door opens into the conservatory. This is a good-sized room with windows on two sides and door to the garden.

There are also two bedrooms, one with an aspect to the front and the other, a double aspect room with windows to the side and rear into the conservatory. The shower room is fitted with a three piece suite and has an obscured window into the conservatory.

Outside, the property is approached over a block paved driveway providing off road parking leading to the garage. There are garden areas on both sides of the driveway, one benefiting from a good degree of privacy and both laid to lawn. To the rear, there is a small private courtyard with a border and clothes drying area.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: ///drip.wolf.rejoiced **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 12th 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.

Tel: 01643 704400

Wilkie May & Tuckwood 6 Wellington Square, Minehead, Somerset,

TA24 6NH