



Staunton Road

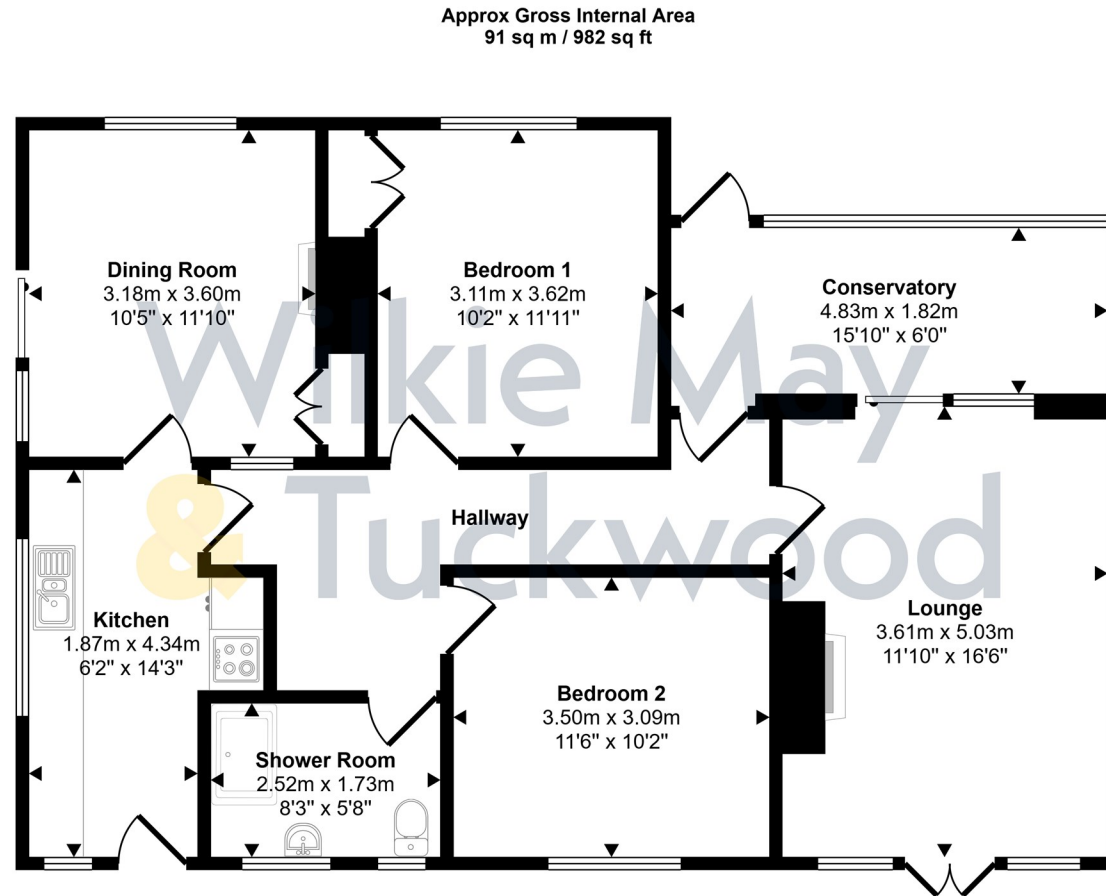
Minehead TA24 6DY

Price £299,950 Freehold



**Wilkie May
& Tuckwood**

Floorplan



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.

Description

TWO DOUBLE BEDROOM DETACHED BUNGALOW IN A POPULAR LOCATION - with far reaching views, garage and off road parking, internal viewing is highly recommended.

- Detached bungalow in an elevated position
- Wonderful views towards the coast and surrounding countryside
- Garage with off road parking
- Corner plot with attractive surrounding gardens
- NO ONWARD CHAIN



Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, a garage with off road parking, gardens on three sides, a conservatory and wonderful, far reaching views towards the coast and surrounding hills.

The accommodation comprises in brief: entrance to the side into the kitchen. This is fitted with a range of wooden wall and base units, one and half bowl sink and drainer incorporated into work surface with tiled surrounds, integrated double oven and hob, space and plumbing for washing machine and space for under counter fridge and freezer. From the kitchen, doors open to the hallway and a dining room which could also be used as a third bedroom if desired.

The dining room is a lovely, light room with window into the hallway, window to the side and window with sliding door alongside opening to the front garden affording far reaching views towards The Quantocks. There is also a fitted cupboard which houses the gas fired boiler and a feature fireplace.

From the hallway, doors open to the lounge, conservatory, bedrooms and shower room.



The lounge is a good-sized room with fireplace, French doors opening to the side with windows on either side and sliding door on the other side opening into the conservatory which is glazed on two sides and has a door opening to the side garden.

There are also two double bedrooms, one on either side of the bungalow and one with fitted wardrobe.

The shower room is fitted with a three-piece suite and has two windows to the side.

Outside, the property is approached over a sloping driveway providing off road parking leading to the garage. Steps from the driveway lead up to the kitchen door.

There is also access to the garden from Chestnut Way with pathway leading to the dining room door.

The gardens are predominantly laid to lawn with hedge and wall boundaries and inset flower beds.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://bookings.trackers.fervee.com/trackers/taunton-ta1>

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.gov.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/>

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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, 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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