



Periton Way

Minehead, TA24 8AH

Price £399,950 Freehold



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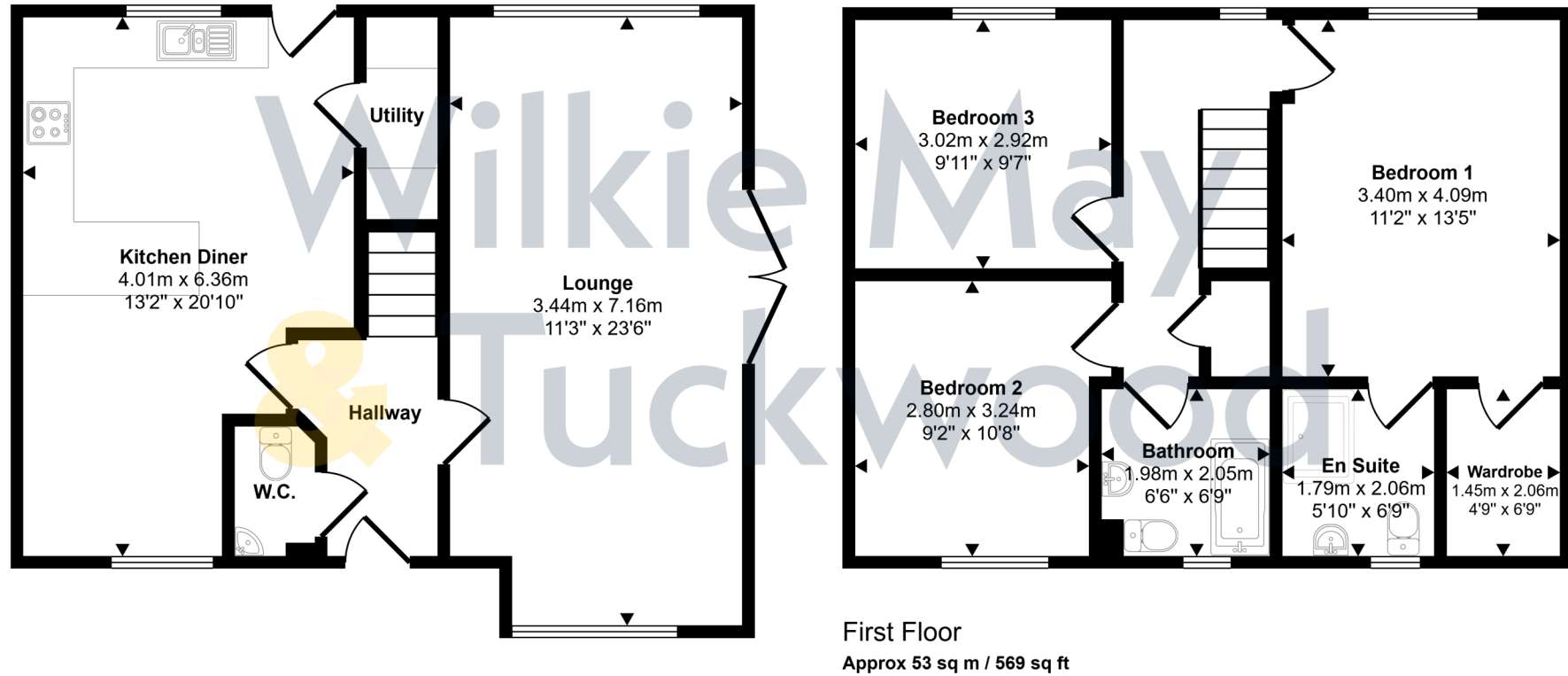
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EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
109 sq m / 1178 sq ft



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

Constructed approximately four years ago, this "A" rated property is a high specification three-bedroom detached family home situated in a popular residential area within one mile of town centre amenities.

The property benefits from high performance glazing to all windows, gas fired underfloor heating on the ground floor with radiators on the first floor and solar panels to supplement water heating costs. Other benefits include a cloakroom, utility room, dressing room and en-suite to the master bedroom, off road parking, good-sized gardens and lovely views from the rear towards North Hill and the coast.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

- High quality construction
- 3 bedrooms, one with en-suite
- Off road parking
- Good-sized garden
- Lovely views from the rear



Wilkie May & Tuckwood are delighted to be able to offer this attractive detached house.

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

The lounge is a large triple aspect room with bay window to the front, window to the rear and French doors to the side opening out to a patio area. The kitchen diner is another large room with the kitchen area fitted with a modern range of wall and base units, sink and drainer incorporated into work surface and integrated appliances to include double oven, four ring gas hob with extractor hood over, wine cooler and dishwasher. There is also space for a tall fridge freezer. Windows open to the front and rear, there is a door to the garden and door into the utility room which has space and plumbing for a washing machine, space for a tumble dryer



and houses the gas fired boiler.

To the first floor there is a landing area with storage cupboard and doors to the bedrooms and bathroom. The master suite has a window to the rear with lovely views towards North Hill and the coast, a fitted en-suite shower room and a walk-in wardrobe. Bedroom two has an aspect to the front and bedroom three an aspect to the rear with lovely views. The bathroom is fitted with a modern suite.

Outside to the front there is off road parking for up to three vehicles. From the parking area steps lead down to the house. To the side of the parking area there is a good-sized garden predominantly laid to lawn with lovely views and a fenced boundary. This area slopes gently down towards the rear of the house where there is a good-sized patio area with large wooden shed.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

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

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: [///rephrase.swipes.case](http://rephrase.swipes.case) **Council Tax Band:** E

Broadband and mobile coverage: We understand that there is good 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

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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, 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

6 Wellington Square, Minehead, Somerset, TA24 5NH



WM&T