Manor Road

Minehead TA24 6EJ

Price £499,950 Freehold

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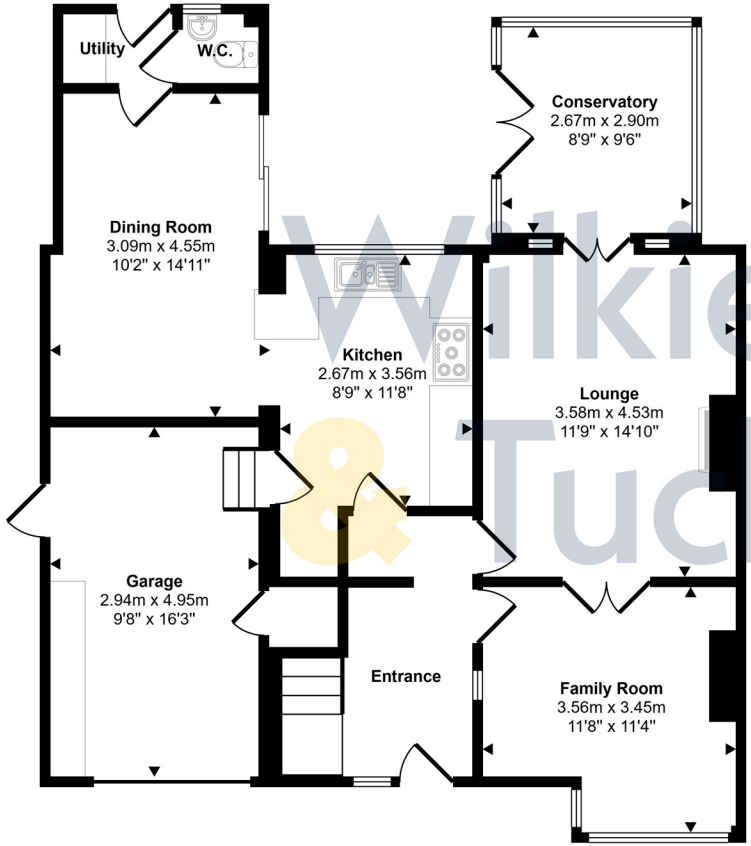
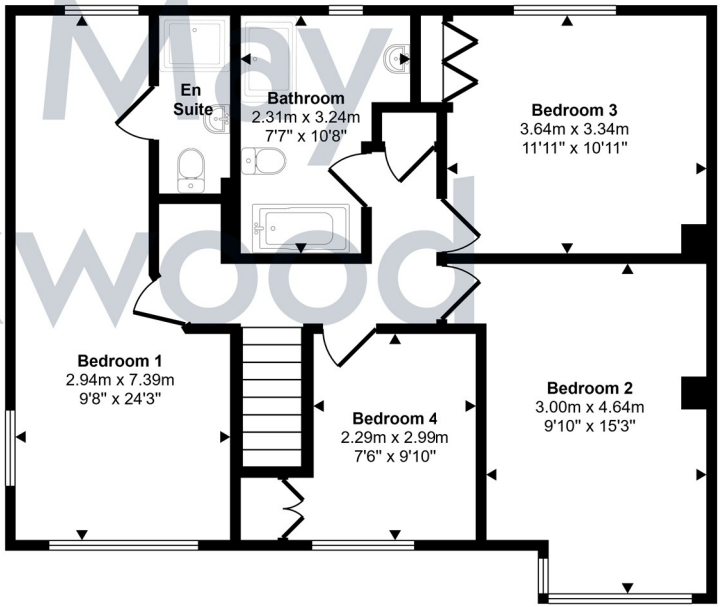
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
163 sq m / 1754 sq ft



Ground Floor
Approx 91 sq m / 977 sq ft



First Floor
Approx 72 sq m / 777 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

Coming to the market for the first time in thirty years, this is a spacious, three reception room, four-bedroom semi-detached property of cavity wall construction is situated within a sought-after quiet location on the outskirts of Minehead offered for sale with NO ONWARD CHAIN.

- Sought after area on the outskirts of Minehead
- Four bedrooms, one with en-suite
- Garage with off road parking
- Beautifully maintained large garden
- NO ONWARD CHAIN

The accommodation comprises in brief: steps rising up to the front door with entrance through to the hallway which has a window to the front and stairs to the first floor.

The family room is an attractive room with large window to the front, two to the side and dado rail. Double doors open into the lounge which is a lovely room, again with dado rail and a feature fireplace incorporating a coal effect gas fire. Double doors from this room open into the conservatory which is glazed on three sides and has double doors opening to the garden.

The kitchen is fitted with an extensive range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space and plumbing for a dishwasher, space for a large range cooker with extractor hood over and space for a tall fridge freezer. There is also a window overlooking the garden, a door to the garage and open access to the dining room which has sliding patio doors to the garden and door to the utility room which in turn has a door to the cloakroom and a door to the garden.

To the first floor there is a landing area with storage cupboard and doors to the bedrooms and family bathroom. The master bedroom is a large, triple aspect room with views over the garden from the rear and towards pretty cottages from the front, a dressing area and en-suite shower room. Bedrooms two and four have aspects to the front and bedroom three overlooks the garden. The bathroom is fitted with a modern four piece suite.

Outside, to the front there is a off road parking for several vehicles together with access to the garage which has an electric door, plentiful storage, a cupboard with electric supply and door to a side access.

The rear garden is a particular feature of this property with a patio area immediately outside the house and a large, gently sloping lawn with a pergola creating a shady seating area, and a large shed. There is also an attractive rockery, flower bed and well-maintained hedged boundaries. At the top of the garden steps rise up to a delightful “secret garden” with mature trees and hedge boundary backing onto open farmland. There are also lovely views from this part of the garden towards the Welsh coast.

GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: ///responses.lollipop.mashing **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.

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