



Parklands Rise

Minehead TA24 8UD

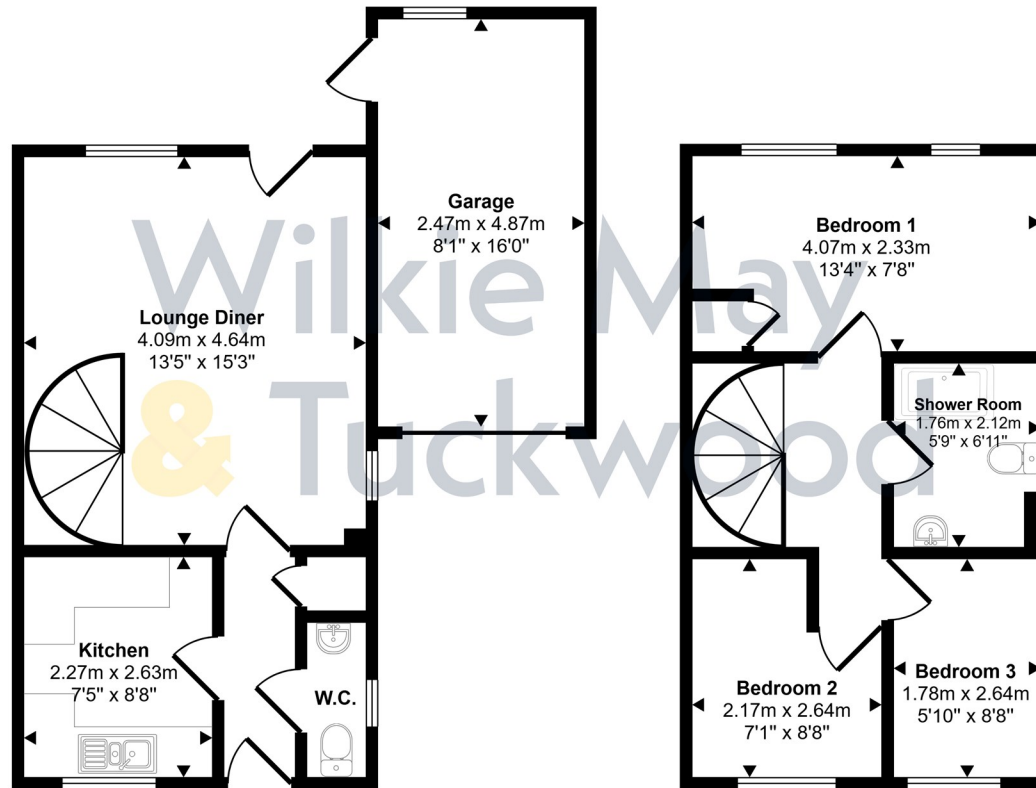
Price £199,950 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
73 sq m / 790 sq ft



Ground Floor
Approx 43 sq m / 464 sq ft

First Floor
Approx 30 sq m / 326 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

An attractive three-bedroom semi-detached house situated within a popular residential area of Minehead within one mile of the town centre, offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, a cloakroom, a garage with off road parking, a level rear garden and lovely views from the rear towards the surrounding hills.

- Popular residential area of Minehead
- Three bedrooms
- Garage with off road parking
- Gas central heating and double glazing
- Lovely views from the rear



Wilkie May & Tuckwood are delighted to be able to offer this three-bedroom semi-detached house.

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

The lounge diner is a large room to the rear of the property with spiral staircase leading to the first floor, window to the rear and glazed door opening to the garden.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for an electric cooker, space for a washing machine and space for an under counter fridge freezer.

To the first floor there is a landing area with doors to the

bedrooms and shower room. The master bedroom has two windows to the rear with lovely views over the garden to the surrounding hills and a fitted cupboard. Bedrooms two and three have aspects to the front. The shower room is fitted with a three piece suite and has an obscured window to the side.

Outside to the front there is a driveway providing off road parking leading to the garage which has a personal door to the rear garden and a window to the rear. The remainder of the front garden is planted with shrubs for ease of maintenance. To the rear there is a good sized garden with patio area and the remainder laid to lawn enjoying lovely views towards the surrounding hills.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

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

Property Location: [///raters.incur.s.retrieve.s.council.tax.band.c](https://raters.incur.s.retrieve.s.council.tax.band.c)

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

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 purchasers and do not constitute part of an offer or contract. Prospective 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 good faith, and are believed to be correct, but any intending purchasers or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties or warranties which have been sold, let or withdrawn. Photographs taken and details prepared 3rd June 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 misses) 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 or fittings 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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