



Parklands Rise

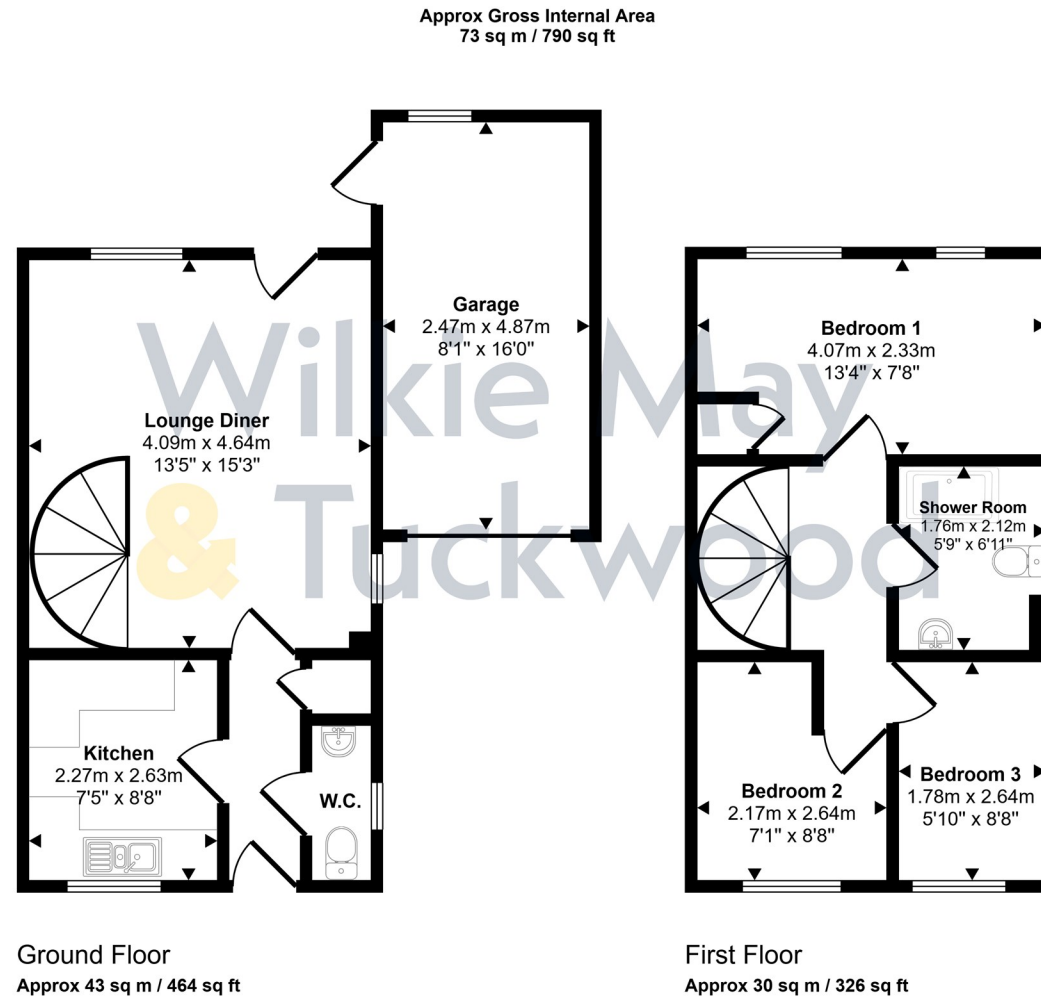
Minehead TA24 8UD

Price £199,950 Freehold



Wilkie May
& Tuckwood

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

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.

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



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.

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: [ratters.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

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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 1998. 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 or 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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