



Wilkie May
& Tuckwood

Pemswell Road

Minehead, TA24 5RS

Price £550,000 Freehold



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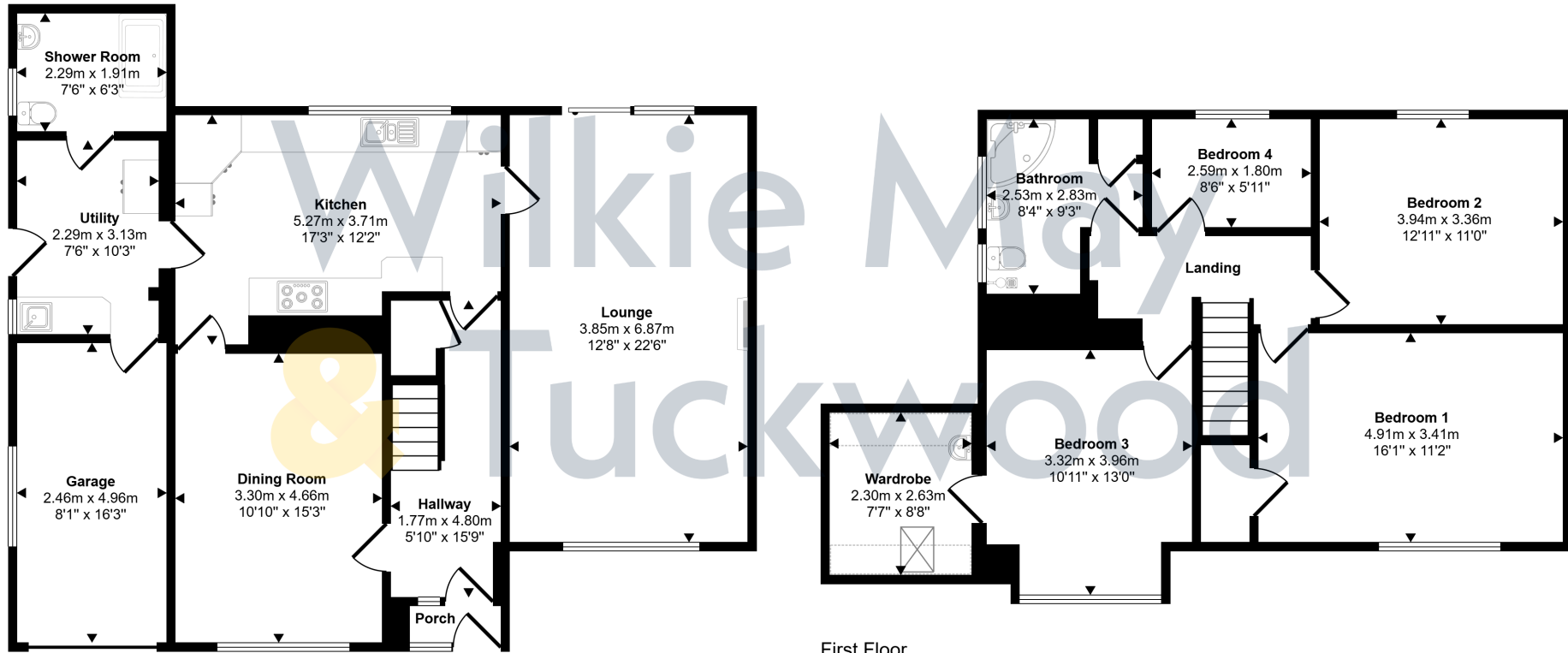


EPC

Wilkie May
& Tuckwood


Floor Plan

Approx Gross Internal Area
171 sq m / 1843 sq ft



Ground Floor
Approx 98 sq m / 1056 sq ft

First Floor
Approx 73 sq m / 787 sq ft

 Denotes head height below 1.5m

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

A very attractive two reception room, four-bedroom detached house situated within a very popular area on the lower slopes of North Hill.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a utility room, ground floor shower room in addition to the family bathroom, a dressing room to the third bedroom which could be converted into an en-suite, an integral garage with off road parking, attractive landscaped gardens and lovely views from the front towards the surrounding countryside.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Sought-after location
- 4 bedrooms
- Shower room and bathroom
- Integral garage with parking
- Garden and lovely views
- New roof



Wilkie May & Tuckwood are delighted to be able to offer this spacious family home.

The accommodation comprises in brief: entrance through front door into a porch with door through to the entrance hallway which has stairs to the first floor with understairs storage and doors into the dining room and kitchen.

The dining room is a good-sized room with window to the front and door through to the kitchen. This is a large room fitted with a range of wall and base units, sink and drainer incorporated into work surface with matching upstand, integrated appliances to include a double oven, gas hob with extractor hood over and fridge freezer. There is also a window to the rear, door into the lounge and door into the fitted utility room. From the utility, there is a door to the fitted shower room and a door to the garden.

The lounge is a large, double aspect room with window to the front and patio doors

leading to the garden. To the first floor there is a landing area with doors to the bedrooms and bathroom. Two of the bedrooms have aspects to the front with lovely views to the surrounding hills and two have aspects to the rear overlooking the garden. Bedroom 3 has the added benefit of a dressing room with velux window, eaves storage and could potentially be converted into an en-suite as plumbing is already in place.

Outside, the property is approached over a shared roadway giving access to the drive providing off road parking and leading to the integral garage. The remainder of the front garden is laid to lawn with an attractive patio area and gated access to the rear garden. The rear garden slopes away from the house and has been landscaped to provide areas laid to lawn, seating areas and vegetable and flower beds all with lovely views over the surrounding hills and countryside.



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: [///womanly.rucksack.friends](http://womanly.rucksack.friends) **Council Tax Band:** F

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 August 2025. . 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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