



Parkhouse Road

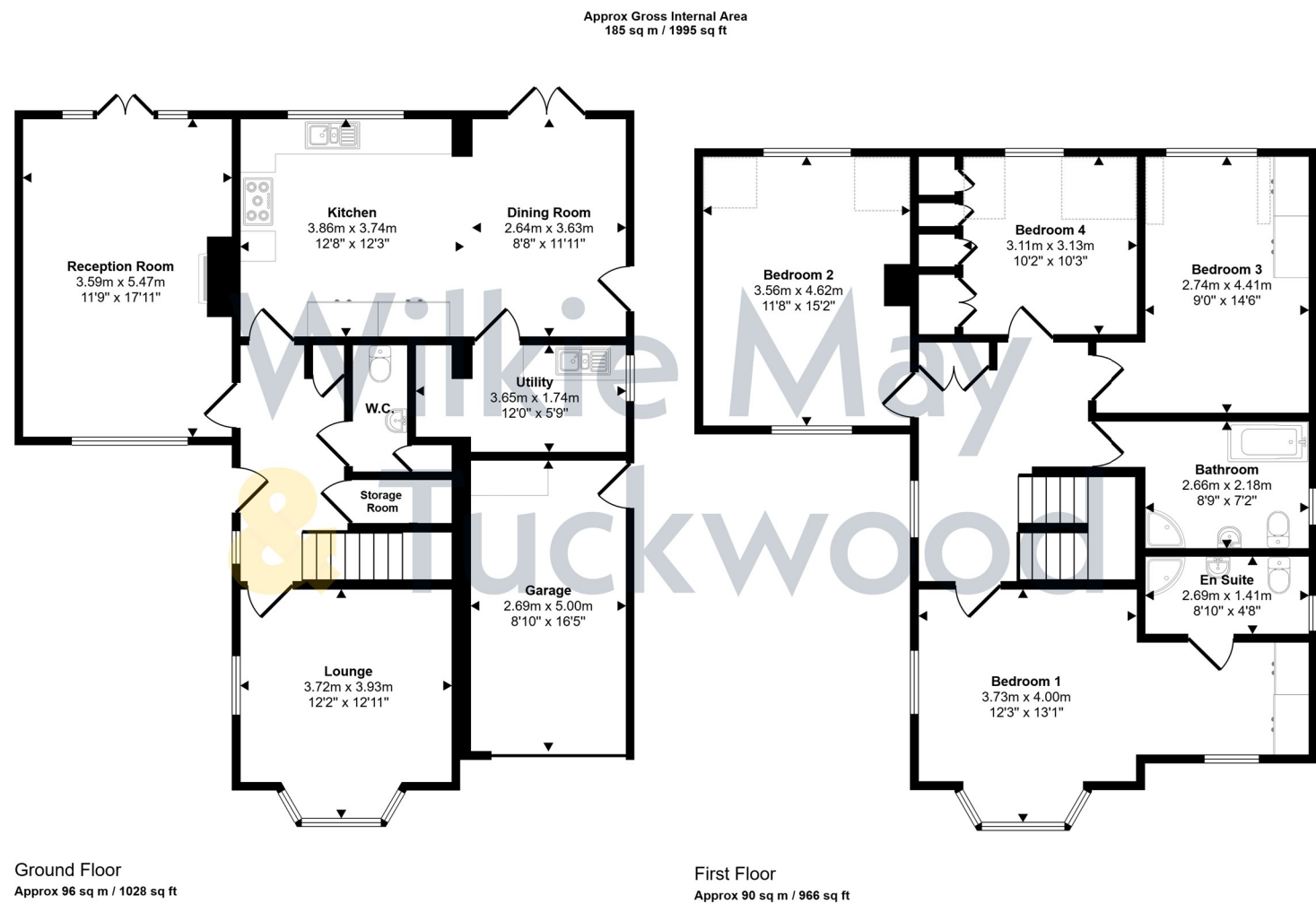
Minehead TA24 8AD

Price £550,000 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

A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED HOUSE – within easy reach of Minehead town centre with garage, parking, gardens and lovely views.

- Sought after area of Minehead within easy reach of the town centre
- Beautifully presented throughout
- Integral garage with off road parking
- Gardens to the front and rear
- Internal viewing highly recommended



Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating throughout, two spacious reception rooms, a utility room, cloakroom, en-suite to the master bedroom, an integral garage with off road parking, good sized gardens to the front and rear and lovely views from the rear towards Woodcombe woods.

The accommodation comprises in brief: entrance through front door into a spacious hallway with two storage cupboards, door to a fitted cloakroom and doors into the lounge, second reception room and kitchen.

The lounge is good-sized double aspect room to the front of the property with pleasant views over the front garden. The second reception room is a large, light room with window to the front and French doors with windows on either side opening out to the rear garden. There is also an attractive fireplace with inset gas fire.

To the rear of the property there is a spacious kitchen with dining room area. The kitchen is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated dishwasher



and integrated range cooker. There is also a window affording views over the garden. From the dining area, French doors open to a lovely patio area. There is also a further door giving access to the side of the house and a door to the fitted utility room.

To the first floor there is a spacious landing area with window to the side, storage cupboard and doors to the bedrooms and bathroom. The master bedroom is to the front of the house and is a large, double aspect room with en-suite shower room. Bedroom two is another double aspect room with window to the front and lovely views from the rear towards Woodcombe woods. Bedrooms 3 and 4 also have aspects to the rear. There is also a fitted bathroom.

Outside to the front there is a driveway providing off road parking leading to the garage. The remainder of the front garden is laid to lawn with hedge and fenced boundaries. To the rear of the property there is a good-sized level garden predominantly laid to lawn with flower and shrub borders and an attractive patio area.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: [///goals.averts.tenure](#) **Council Tax Band:** E

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: 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/>

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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 avoidable 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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