



Periton Road

Minehead TA24 8DU

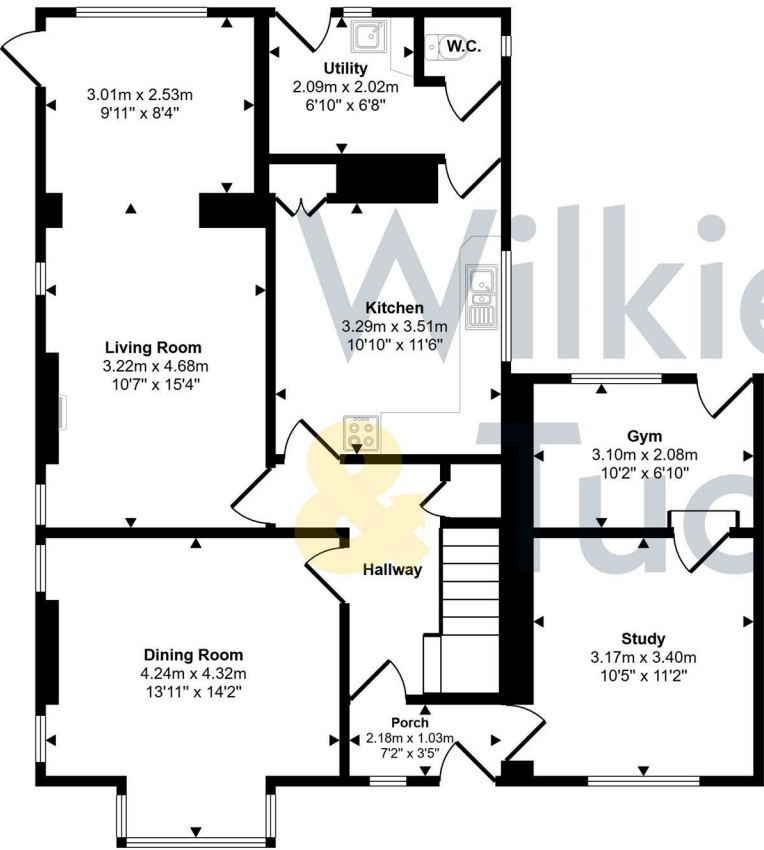
Price £580,000 Freehold



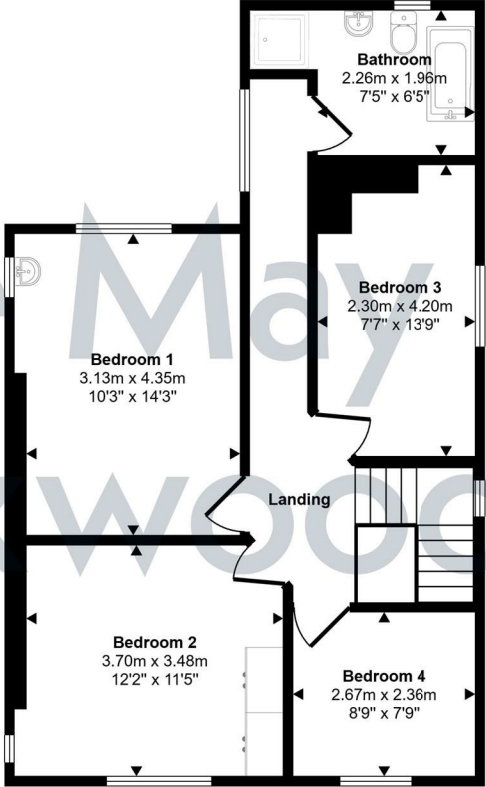
**Wilkie May
& Tuckwood**

Floorplan

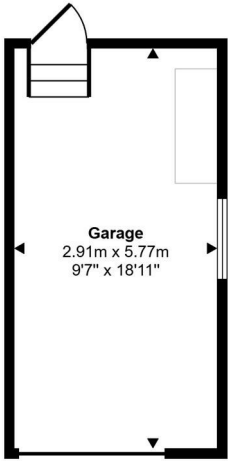
Approx Gross Internal Area
173 sq m / 1866 sq ft



Ground Floor
Approx 94 sq m / 1012 sq ft



First Floor
Approx 62 sq m / 672 sq ft



Garage
Approx 17 sq m / 181 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

A CHARMING 1920'S DETACHED RESIDENCE
- with four bedrooms, beautiful mature gardens, far-reaching countryside views, garage & ample parking. NO ONWARD CHAIN.

- Four bedrooms
- Far-reaching countryside views
- Garage & ample driveway parking
- NO ONWARD CHAIN
- Large mature gardens
- Edge of Minehead location



Situated in a desirable position on Periton Road, Minehead, this substantial detached home dates from the 1920s and retains a wealth of attractive period features throughout. Offering spacious and versatile accommodation arranged over two floors, the property provides an excellent opportunity for those seeking a characterful family home with generous outside space.

The ground floor comprises an inviting entrance porch, a well-proportioned kitchen/breakfast room, separate dining room and comfortable living room, together with a useful study, gym, utility room and cloakroom. On the first floor are four well-sized bedrooms and a family bathroom, providing ample accommodation for family life and visiting guests.

A particular feature of the property is its mature and beautifully varied gardens. There are large expanses of lawn complemented by attractively planted borders, mature fruit trees and a productive vegetable plot, together with a greenhouse and charming summerhouse. The gardens offer plenty of space for outdoor entertaining, gardening and



relaxation, while providing a high degree of privacy and seclusion.

The property also benefits from off-road parking for several vehicles, a garage, garden shed and two useful out-houses, providing excellent storage and practical amenity.

Agents Note: The property benefits from agreed use of a strip of land to the front, adjoining the road, which enhances the overall setting. This land was acquired by Somerset County Council in 1974 as part of a proposed road widening scheme which has not been implemented. The arrangement is secured by a 125 year lease which commenced in 2015.

Overall, this is a substantial and characterful 1920s home offering generous accommodation, established gardens and considerable potential, all within the popular coastal town of Minehead.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, septic tank, mains electricity & gas central heating

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton, TA1 1HE

Property Location: [//linedfuse.many 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:** This location is outside of a groundwater flood alert area.. 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 30th September 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 offer 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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