The Cedars

Minehead TA24 5PE

Price £235,000 Freehold

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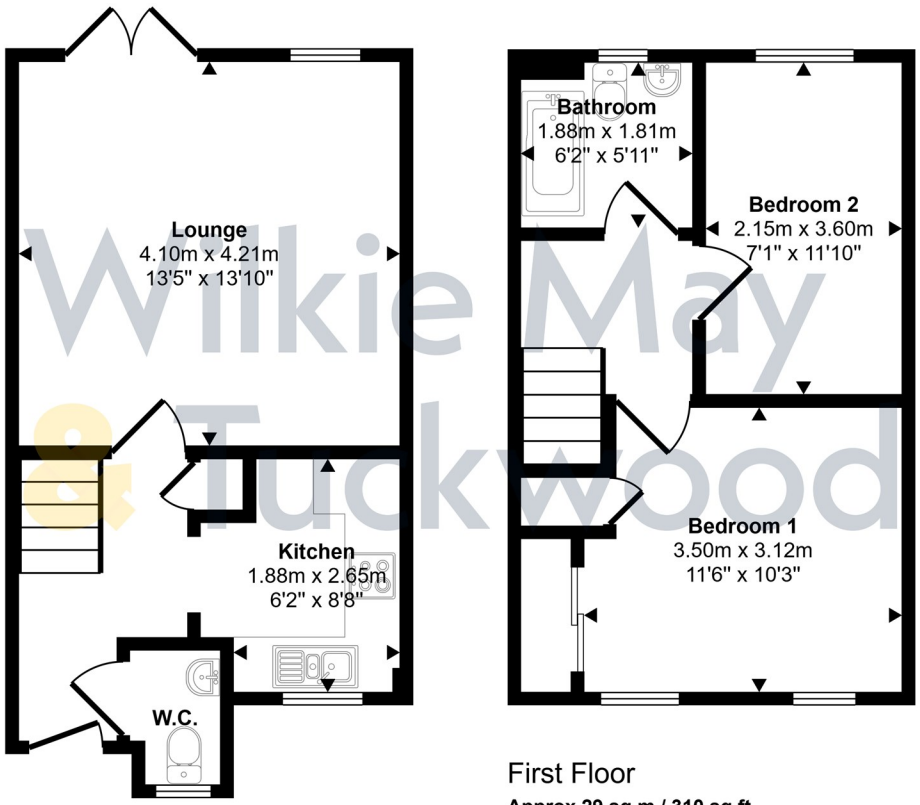
Wilkie May & Tuckwood

Floorplan

Approx Gross Internal Area
59 sq m / 639 sq ft



Wilkie May & Tuckwood

First Floor
Approx 29 sq m / 310 sq ft

Ground Floor
Approx 31 sq m / 329 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.

WM&T

Description

An attractive two-bedroom mid-terrace house situated within easy reach of town centre amenities with delightful garden and off road parking space.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a cloakroom, the off road parking space and surprisingly large garden with lovely views.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Within easy reach of town centre amenities
- Well-maintained good-sized garden
- Off road parking space
- Lovely views from the rear
- Gas fired central heating and double glazing

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, storage cupboard, door to the fitted cloakroom, door to the lounge and open access to the kitchen.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven with gas hob and extractor hood over, space for a tall fridge freezer and space with plumbing for a washing machine. There is also a window to the front.

The lounge diner is a good-sized room to the rear of the property with window to the rear and French doors opening out to the garden.

To the first floor there is a landing area with access to the boarded loft and doors to the bedrooms and bathroom. The master bedroom is a good-sized room to the front of the property with two windows and fitted wardrobe. The second bedroom has an aspect to the rear with far reaching views. The bathroom is fitted with a modern suite and has an obscured window to the rear.

Outside to the front, the property is accessed over a raised walkway rising from Watery Lane. Steps rise from the walkway leading to the front door with an area of garden to the side planted with attractive shrubs.

The rear garden is a particular feature of this property. Immediately outside the lounge diner there is a decked area perfect for al fresco dining or enjoying the lovely garden. A step leads down to the first part of the garden which has an area laid with gravel, a pathway with flower beds on either side and fenced boundaries. At the bottom of this area there is a paved space with shed and gated access to a good-sized vegetable plot. There is also a rear access path shared with adjoining owners.

The off road parking space is adjacent to the end of the terrace.

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: ///toolbar.fighters.denoting Council Tax Band: B

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 11th May 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 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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