



Periton Lane

Minehead TA24 8EA

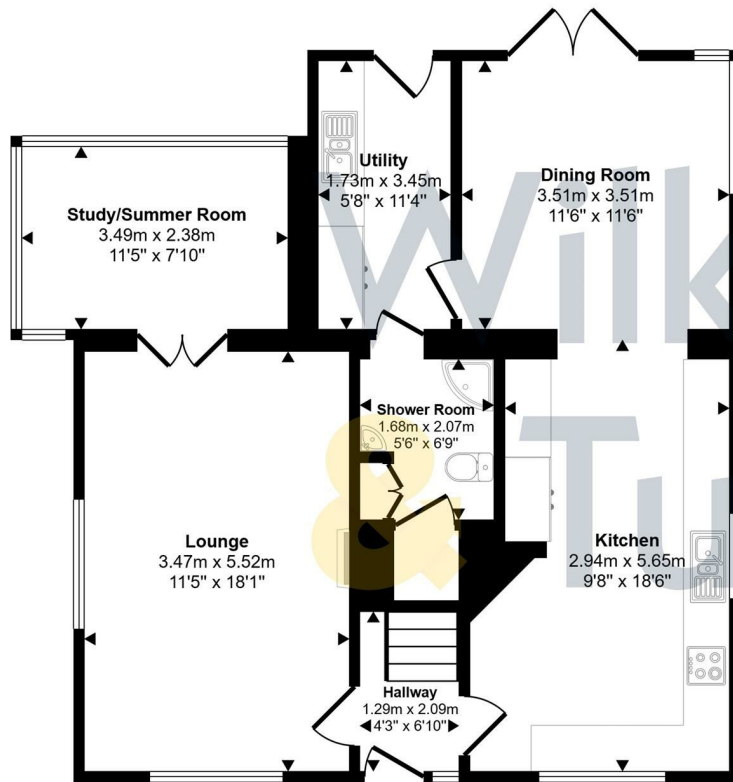
Price £499,950 Freehold



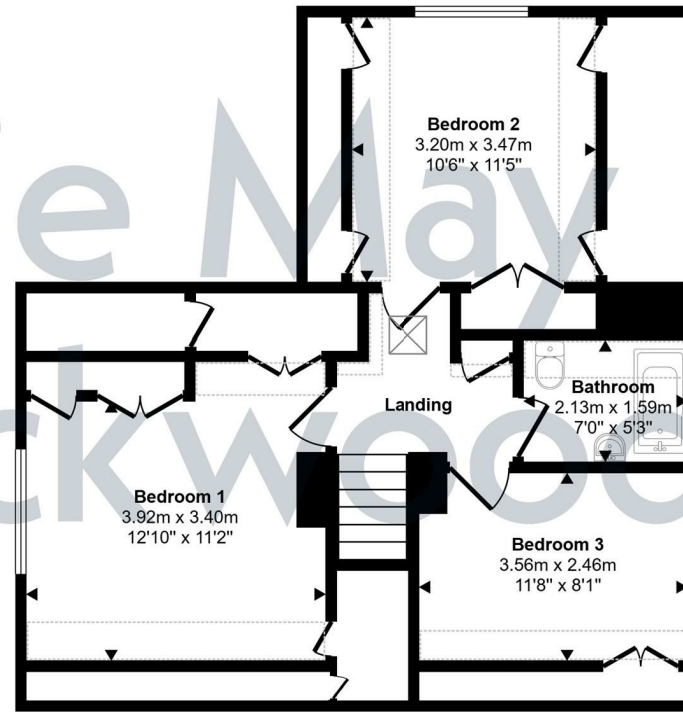
Wilkie May
& Tuckwood

Floorplan

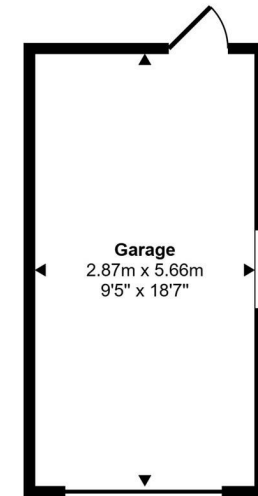
Approx Gross Internal Area
158 sq m / 1700 sq ft



Ground Floor
Approx 77 sq m / 833 sq ft



First Floor
Approx 64 sq m / 693 sq ft



Garage
Approx 16 sq m / 175 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, extended and updated, three-bedroom detached house situated within the popular Periton area on the outskirts of Minehead.

Of cavity wall construction under a pitched roof, this lovely property benefits from gas fired central heating and double glazing throughout, a utility room, a ground floor shower room in addition to a first floor bathroom, a detached garage with off road parking and delightful surrounding gardens.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Much improved and extended detached house
- Popular area on the outskirts of Minehead
- Detached garage with off road parking
- Good-sized surrounding gardens
- Internal viewing highly recommended



The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and doors to the lounge and kitchen.

The lounge is a large, very attractive room with windows to the side and front and a feature fireplace with inset wood burning stove.

From the lounge, glazed French doors open into a study which is glazed on three sides affording lovely views over the garden.

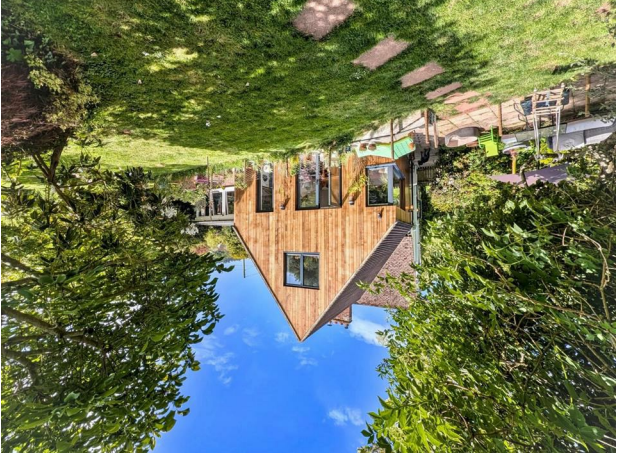
The kitchen is another large room which has been fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with matching upstands and integrated appliances to include a hob with extractor hood over, eye level double oven, fridge freezer and dishwasher. Also housed is the gas fired central heating boiler. There are also windows on two sides overlooking the garden and open access to the dining room which has French doors opening out to a patio area and corner window.



From the dining room, a door opens into the fitted utility room which has a door leading to the garden. A door also opens to the ground floor shower room which has two storage cupboards.

To the first floor there is a landing area with velux window, storage cupboard and doors to the bedrooms and bathroom. Bedroom one has a window to the side and a range of fitted wardrobes. Bedroom two has a window to the rear with lovely views over the garden, a fitted wardrobe and eaves storage. Bedroom three has a window to the side and doors to eaves storage. The bathroom is fitted with a modern three piece suite and has a window to the side.

Outside, the gardens are a particular feature of this property. Accessed through a gate leading from Periton Lane, a bridge leads over a pretty stream opening to the remainder of the garden which wraps around the house and is predominantly laid to lawn with inset trees and shrubs affording a high degree of privacy. There is also a patio area accessed from the dining room and utility. There is also a detached garage with off road parking in front.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: [///darling.forkful.obstruction](http://darling.forkful.obstruction) Council Tax Band: D

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/>

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