



Cherfield

Minehead TA24 5TD

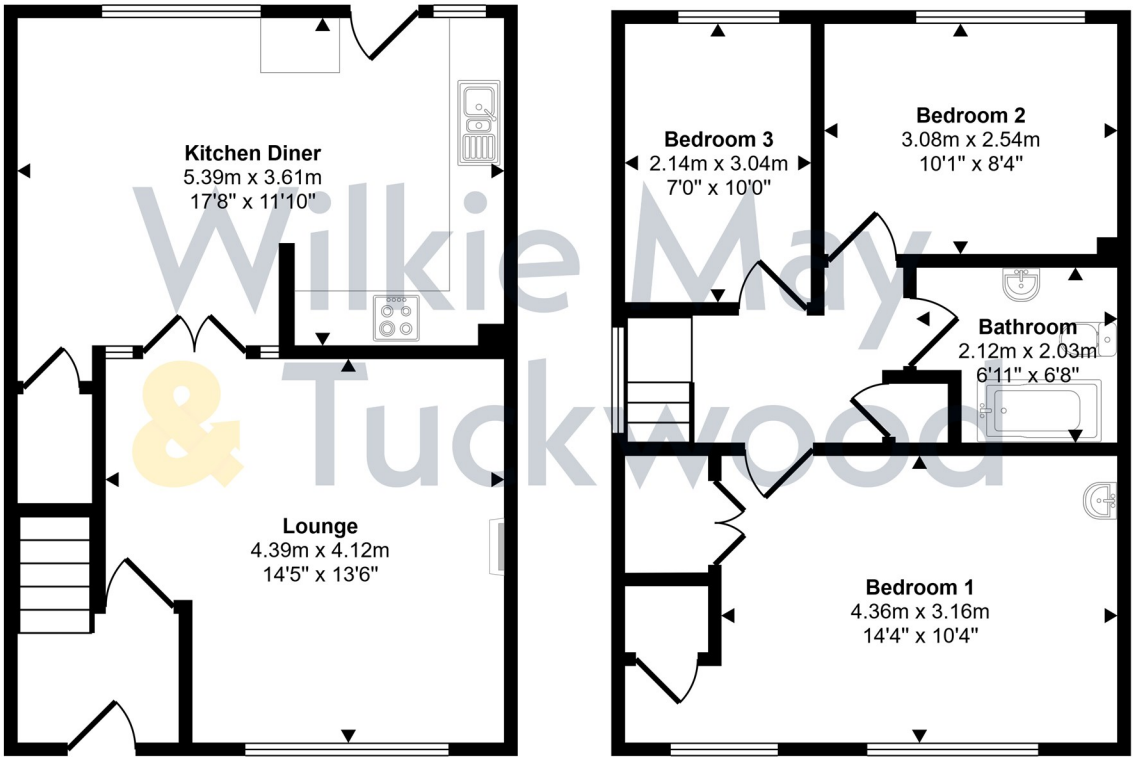
Price £340,000 Freehold



**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
85 sq m / 918 sq ft



Ground Floor
Approx 42 sq m / 455 sq ft

First Floor
Approx 43 sq m / 463 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

ATTRACTIVE THREE-BEDROOM SEMI-DETACHED HOUSE - located within a popular residential area of Minehead with garage, off road parking and gardens to the front and rear.

- Attractive semi-detached house
- Garage with off road parking
- Pretty rear garden
- Popular area of Minehead
- Internal viewing highly recommended



Of cavity wall construction under a pitched roof, this lovely property also benefits from gas fired central heating and double glazing throughout, together with a modern kitchen diner and a good-sized lounge.

The accommodation comprises in brief: entrance through attractive mock Georgian front door into a hallway with door into the lounge and stairs to the first floor.

The lounge is an attractive room enjoying a pleasant aspect to the front with views over the front garden and fireplace with inset electric fire.

Double, glazed doors lead through to the kitchen diner which is a lovely, light room with the dining area enjoying views over the rear garden and, in the kitchen, a door with window giving access to the garden. The kitchen area is fitted with a range of cream coloured wall and base units, sink and drainer incorporated into wood effect work surface with tiled surrounds and integrated oven with gas hob and extractor hood over. There is also space and plumbing for a washing machine and spaces for under counter fridge and freezer. There is also a good-sized



understairs cupboard and the wall-mounted gas fired boiler.

To the first floor there is a landing area with window to the side, storage cupboard and doors to the three bedrooms and bathroom. The master bedroom is a lovely, light room with two windows to the front enjoying glimpses of the sea in the distance, fitted wardrobes and cupboards and a fitted wash hand basin. Bedrooms two and three have aspects to the rear overlooking the garden. The bathroom is fitted with a three piece suite.

Outside to the front of the property, there is a driveway providing off road parking leading to the garage which is detached from the house. A pathway leads over the front garden which is level, predominantly laid to lawn, with a low hedge boundary, to the front door. There is also gated access to the rear garden between the house and the garage. The attractive rear garden has been designed to provide various seating areas, an area of lawn, flower beds and a small pond.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: <http://contour.wisdom.lawfully> Council Tax Band: D

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 56 Mbps download and 10 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 26th August 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 1998. 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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