



Poundfield Road

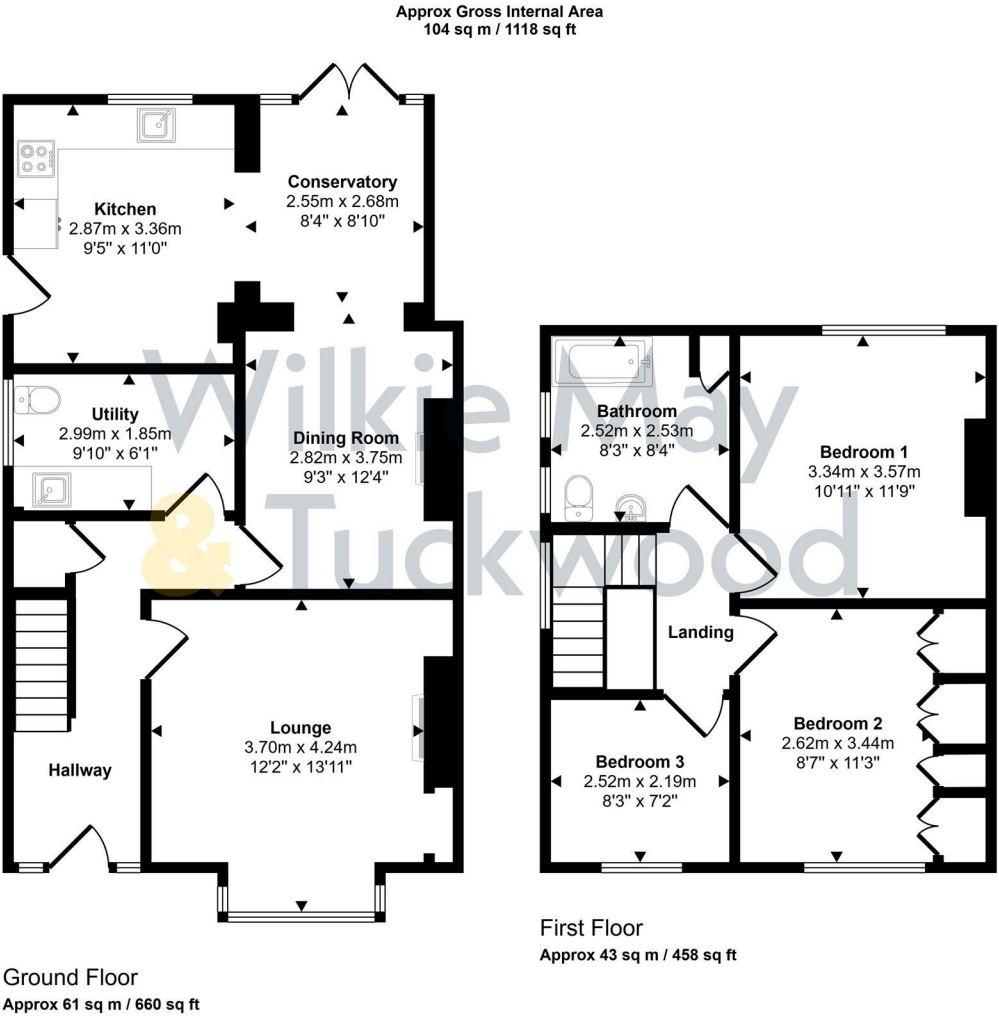
Minehead TA24 5EP

Price £350,000 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

WELL-PRESENTED FAMILY HOME IN A POPULAR RESIDENTIAL AREA OF MINEHEAD - with two reception rooms, conservatory, utility and lovely garden. Internal viewing is highly recommended.

- Popular residential area equidistant between Alcombe and Minehead
- Gas fired central heating and double glazing throughout
- Utility room and downstairs wc
- Potential to create off road parking subject to any necessary permissions
- Beautiful gardens



Of cavity wall construction under a pitched roof, 5 Poundfield Road provides a welcoming entrance into a bright and modern hallway, with stairs rising to the first floor. To the right, you are greeted by a generously proportioned lounge, filled with natural light from a bay window fitted with bespoke shutter blinds. This charming room features a log-effect gas fire, built-in wall shelving.

Continuing through the hallway, there is useful understairs storage and a separate door leading to a practical downstairs WC and utility space. The utility area benefits from a sink with countertop, plumbing for a washing machine and tumble dryer, and additional storage. To the rear of the property, a second reception room offers versatile space ideal for use as a dining room, snug, or home office. This room features a blocked-off fireplace, adding character, and flows beautifully into a light-filled modern conservatory with French doors to the rear garden. The conservatory, in turn, opens into a stunning open-plan kitchen/dining area. The kitchen is handmade and thoughtfully designed, complete with a Belfast sink overlooking the rear garden, an induction hob, built-in oven, and space for a freestanding fridge-freezer.



Upstairs, the light and airy feel continues and there is a stylish family bathroom, comprising a modern WC and washbasin set within a vanity unit, a panelled bath with shower over, built-in cupboard space, and a heated towel rail. The principal bedroom is a spacious, double with ample room for fitted or freestanding wardrobes, and enjoys a lovely rear aspect overlooking the garden. The second bedroom is also a large double, featuring generous fitted wardrobe space. Bedroom three is a single room, perfect for use as a home office or study.

Externally, the rear garden is a particular highlight. Beautifully landscaped, it includes a decked seating area, gravelled sections, a lawn, and a dedicated space for a vegetable patch, all surrounded by mature trees and shrubs. There is also a timber shed, brick shed and side access path. There is also the potential to create off-road parking, subject to necessary consents.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

Local Authority: Somerset Council, Taunton TA1

Property Location: [///confused.blacken.hexes](#) Council Tax Band: C

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:** Medium 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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