



Wilkie May
& Tuckwood



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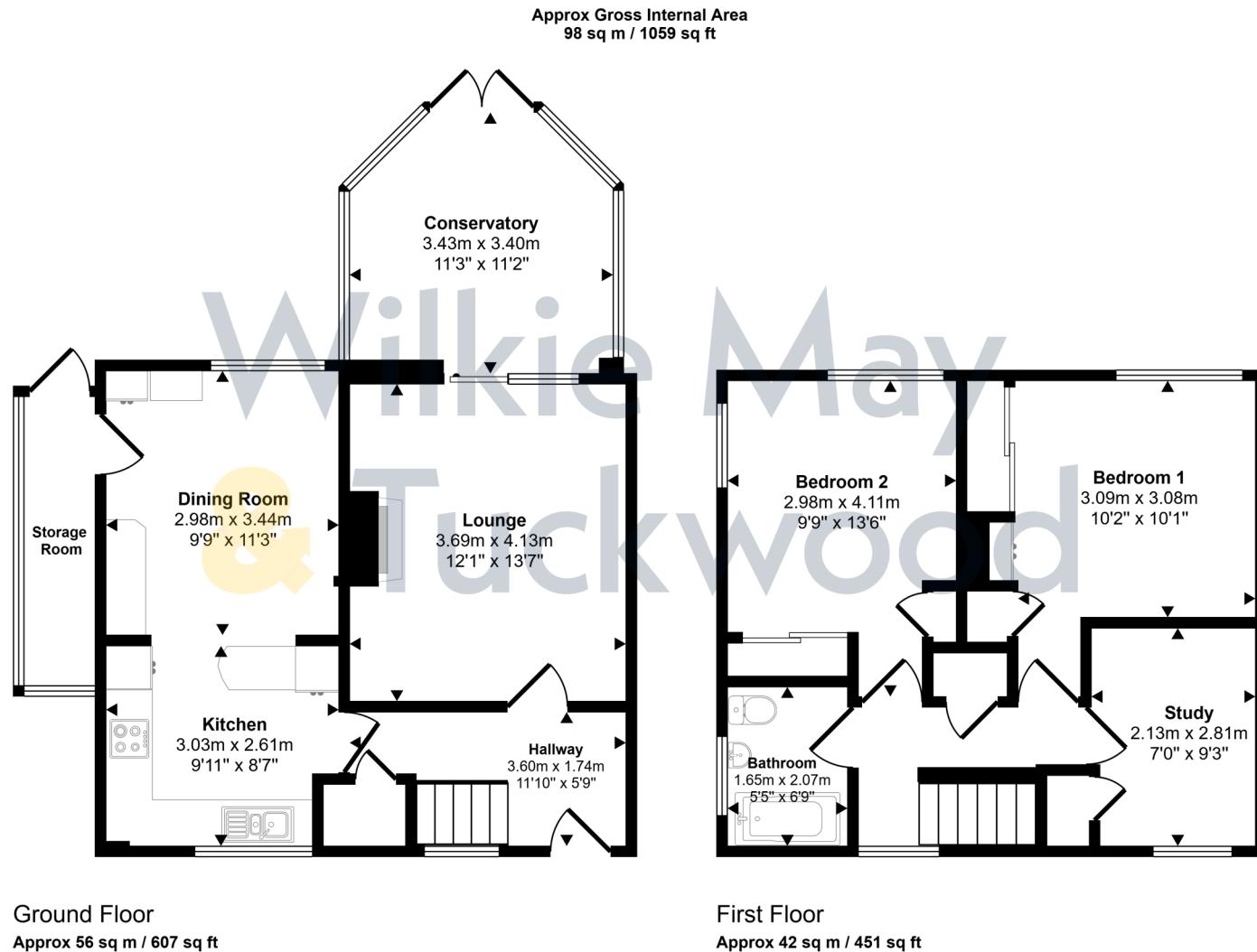
Periton Lane

Minehead, TA24 8AQ
Price £275,000

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Floor Plan



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 spacious three-bedroom end-of-terrace house located in a quiet cul-de-sac within the popular Periton area on the outskirts of Minehead.

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, off road parking, gardens to the front and rear and pleasant views from the front and rear over the surrounding hills and countryside.

- Popular Periton area of Minehead
- 3 bedrooms
- Off road parking
- Gardens to the front and rear
- Quiet cul-de-sac location



Wilkie May & Tuckwood are delighted to be able to offer this end-of-terrace house.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor, understairs storage and doors into the lounge and kitchen. The lounge is a good-sized room with feature windows to the rear and side and fitted fireplace with inset wood burning stove and sliding doors into the conservatory which is glazed on three sides and has French doors opening out to the garden. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated eye-level double oven, integrated hob with extractor hood over and space and plumbing for a washing machine. There is also a window to the front and a small breakfast bar with display cabinet over forming a partial division with a dining area which is an attractive room with a continuation of the wall and base units, space for a tall fridge freezer and window overlooking the garden. From the dining room there is also a door to a storage room

To the first floor there is a landing area with storage cupboard and doors to the bedrooms and bathroom. Bedroom one has an aspect to the rear with fitted wardrobes. Bedroom two is a double aspect room with feature windows to the rear and side and fitted wardrobes and bedroom three has an aspect to the front. The bathroom is fitted with a modern three piece suite and has an obscured window to the side.

Outside to the front there is a good-sized off road parking space with pathway alongside and steps up to the front door. The remainder of the front garden is laid to lawn. Immediately to the rear of the property there is a tiered patio area with steps down to the remainder of the garden which is laid to lawn with a flowering cherry tree and a pond. To the side of the house there is the original outside wc, store room and coal hole.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

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

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

Property Location: //distilled.leaps.notifying **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

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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 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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