



Periton Road

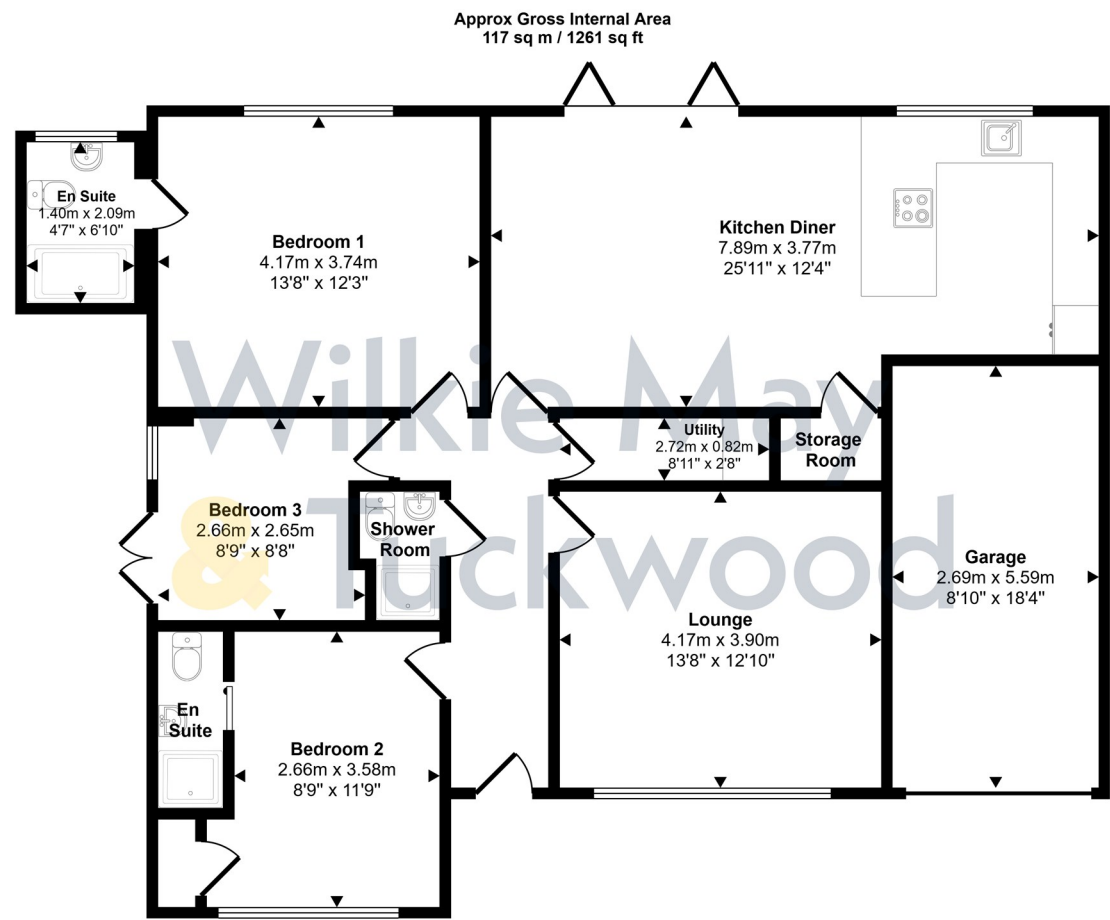
Minehead TA24 8DX

Price £515,000 Freehold



**Wilkie May
& Tuckwood**

Floorplan



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

A BEAUTIFULLY PRESENTED, MODERN AND SPACIOUS BUNGALOW - with large garden, integrated garage, off road parking and lovely views.

- Popular Periton area on the outskirts of Minehead
- Fully updated by the current owner
- Large garden with lovely views
- Integral garage with off road parking
- Planning permission in place to extend into the loft



A beautifully presented, modern and spacious bungalow, offering comfortable, ready-to-move-into accommodation. There is also planning permission in place under Application No. 3/21/25/005 for a loft conversion with erection of dormer windows and a single storey side extension, thus giving the property two further bedrooms (one with en-suite), a boot room and wc.

Of cavity wall construction under a pitched roof, this attractive property now provides a comfortable modern living space with quality fixtures and fittings throughout.

The accommodation comprises in brief: entrance through front door into a porch with door through to the hallway, from which doors open to a fitted shower room, the living room, kitchen diner and bedrooms.

The living room has a large picture window to the front with pleasant views of the wooded slopes opposite and engineered wood flooring.

To the rear of the property there is a large kitchen dining room with the dining area having large bi-folding doors providing a lovely place to sit and enjoy views of the garden. The kitchen area is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface and integrated appliances.



There are also three bedrooms, one with lovely views over the garden and an en-suite, a second with French doors opening to a private patio area to the side of the property, and the third with an aspect to the front, fitted wardrobe and en-suite.

Outside to the front, the property is approached over a shared roadway leading from Periton Road onto an area providing off road parking leading to the integral garage. Immediately to the rear there is an attractive patio area with steps up to the remainder of the garden which slopes away from the bungalow and is predominantly laid to lawn with shrub and hedge boundaries. From the top of the garden there are wonderful views of the surrounding woodland and the coast.

AGENT'S NOTE: The property is required to contribute one quarter of the cost of the upkeep and maintenance of the shared access roadway.



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://articulated.dustbin.marching> **Council Tax Band:** F

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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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.



Tel: 01643 704400
Wilkie May & Tuckwood 6 Wellington Square, Minehead, Somerset,
TA24 6NH

