



Periton Road

Minehead TA24 8DR

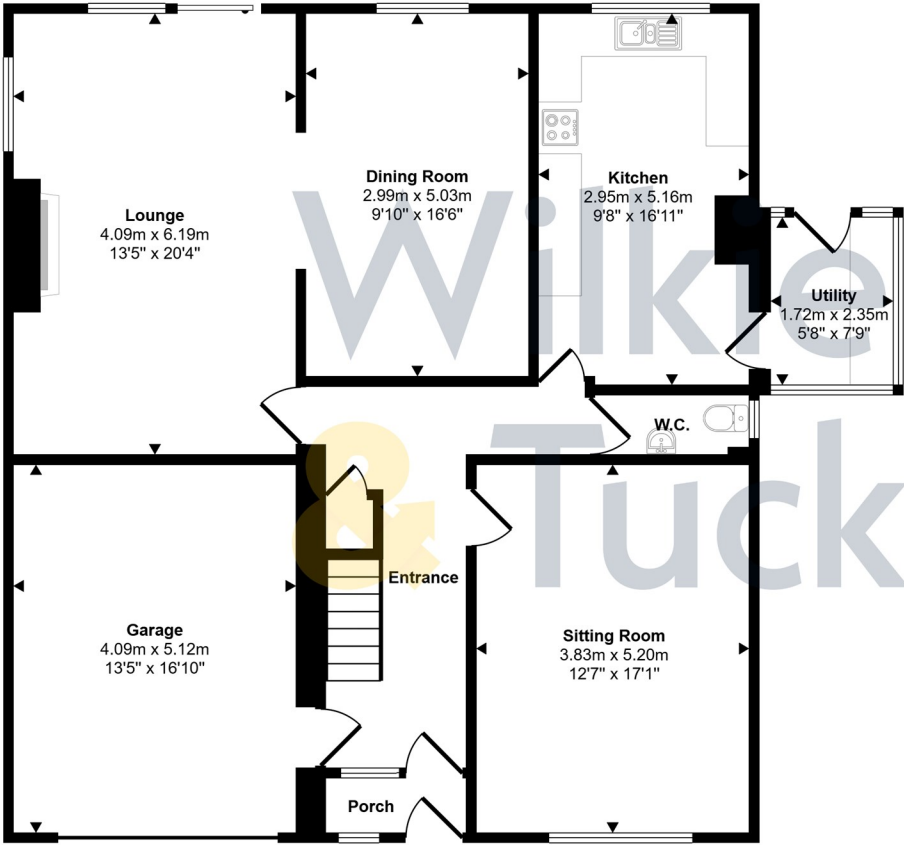
Price £575,000 Freehold



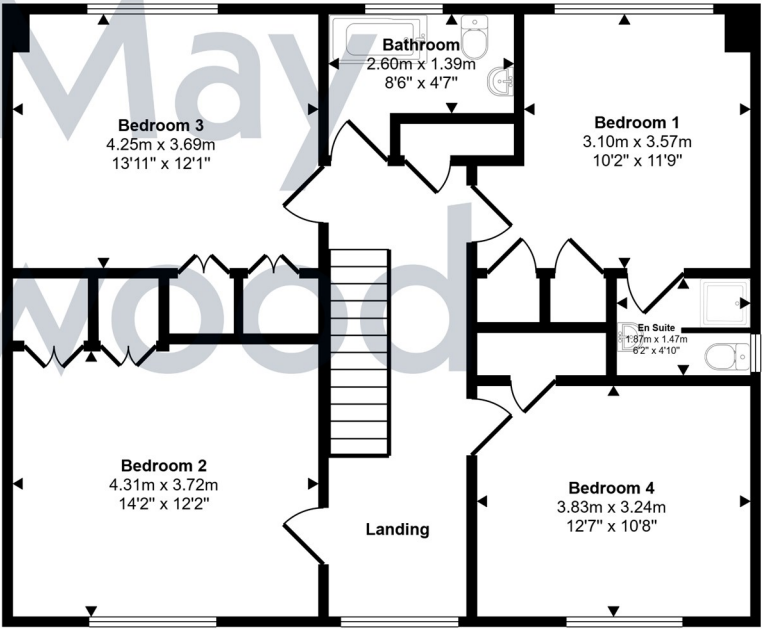
**Wilkie May
& Tuckwood**

Floorplan

Approx Gross Internal Area
212 sq m / 2281 sq ft



Ground Floor
Approx 123 sq m / 1329 sq ft



First Floor
Approx 88 sq m / 952 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

DETACHED HOUSE WITH LARGE GARDEN AND LOVELY VIEWS - A surprisingly spacious, three reception room, four double bedroom property situated within a sought-after area of Minehead.

- Spacious three reception room, four double bedroom detached house
- Beautiful gardens with lovely views
- Sought after area of Minehead
- In need of general updating
- Integral garage with off road parking



Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, a cloakroom, a utility room, an en-suite to one of the bedrooms, an integrated garage with off road parking for several vehicles.

The accommodation comprises in brief: entrance through front door into a porch with door through to the entrance hall which has stairs to the first floor, an understairs cupboard and doors to the fitted cloakroom, garage, lounge and sitting room.

The sitting room is a large room to the front of the house with pleasant views over the front garden.

The lounge is a double aspect room to the rear with window to the side and sliding patio door opening to an attractive patio. There is also a feature fireplace and open access to the dining room which overlooks the garden.

The kitchen is also to the rear and fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for a tall fridge freezer, space for a gas cooker and space for a dishwasher. There is also a window overlooking the garden



and a door into the fitted utility room which has a door to the rear garden.

To the first floor there is a large landing area with storage cupboard and doors to the bedrooms and bathroom.

Two of the bedrooms have aspects to the front, both with fitted wardrobes. The remaining two have aspects to the rear with wonderful views over the garden to the surrounding hills and the coast. Both have fitted wardrobes and one has an en-suite shower room. There is also a fitted bathroom.

Outside, the property is approached over a driveway providing off road parking for several vehicles leading to the garage. The remainder of the front garden is laid to lawn with a flowering tree and walled and hedged boundaries. The rear garden is a particular feature of this property and is of a good size, predominantly laid to lawn with a pond, vegetable plot and attractive flower beds. Immediately behind the house there is a patio area designed to take full advantage of the lovely views.



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://rooted.geese.dustbin> Council Tax Band: F

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 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, 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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