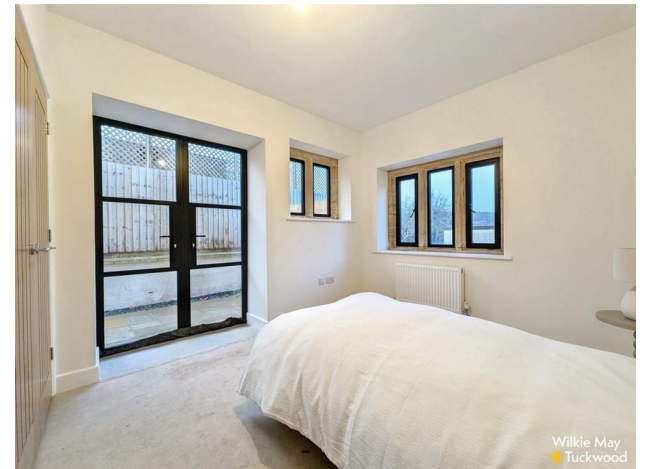




Periton Mead

Minehead TA24 8DW

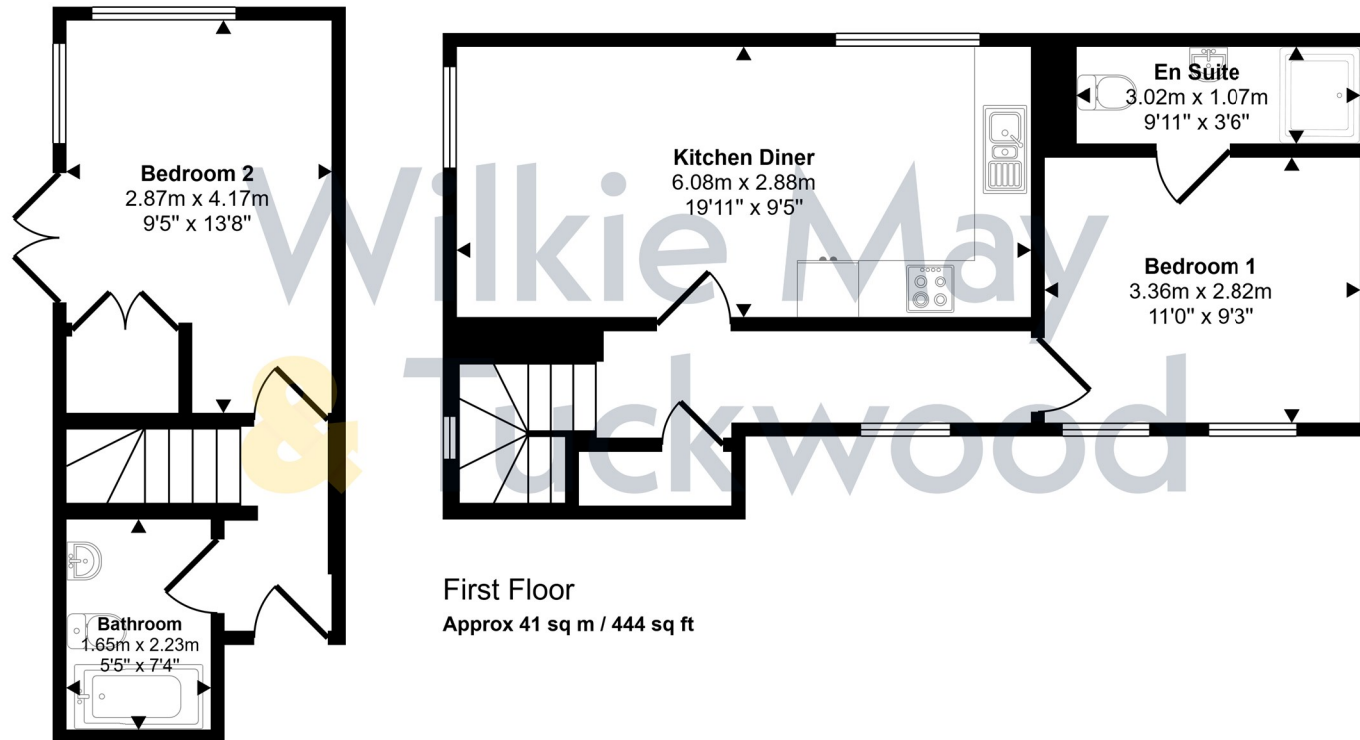
Price £250,000 Leasehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
62 sq m / 666 sq ft



First Floor
Approx 41 sq m / 444 sq ft

Ground Floor
Approx 21 sq m / 222 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

Nestled in the charming area of Periton Mead, Minehead, this exquisite two-bedroom coach house offers modern living and historical charm. Built in 2025, this property is part of a stunning Grade II listed development, which has been thoughtfully converted by the local developer, Ware.

The coach house features two well-proportioned bedrooms and two bathrooms.

One of the standout features of this property is the retention of original architectural elements, including beautiful stone mullion windows. Additionally, residents will benefit from two allocated parking spaces.

As a leasehold property, the coach house will be held under a new 999-year lease, providing peace of mind for future homeowners. A management company will be established to oversee the maintenance of the gardens and parking area, as well as the upkeep of the common areas and building insurance. An initial service charge of approximately £132.00 per month will be applicable, ensuring that the property remains well-maintained and inviting.

- High quality conversion
- 2 bedrooms, one with en-suite
- 2 allocated parking spaces
- Attractive communal gardens
- Stunning coach house design
- Located in Periton Mead, Minehead
- Spacious reception room
- New build, ready in 2025
- Viewing highly recommended
- Grade II listed charm



Wilkie May & Tuckwood are delighted to be able to offer this newly converted two-bedroom coach house. The accommodation comprises in brief: entrance through its own front door into a hallway.

From the hallway doors open to the second bedroom and a bathroom and stairs rise to the first floor. The second bedroom has a large storage cupboard, mullioned windows to the front and side and French doors opening out to a private courtyard area.

To the first floor there is a landing area with window to the front, storage cupboard and doors to the lounge/kitchen diner and master bedroom.

The lounge/kitchen/diner is a large double aspect room with mullioned windows to the side and front. The kitchen area is fitted with a modern range of wall

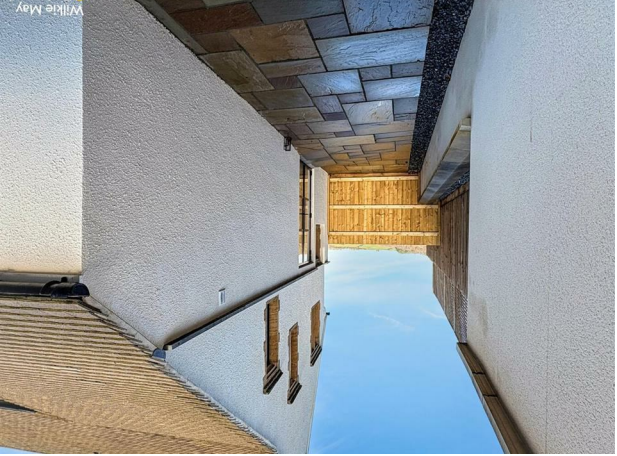


and base units, sink and drainer incorporated into work surface and fitted appliances to include electric oven and hob with extractor hood over, dishwasher and fridge/freezer. There is also space and plumbing for a washer/dryer and a window to the side.

The master bedroom has two windows to the rear and door into the en-suite shower room.

Outside, in addition to the private courtyard area, the property has access to the communal gardens which are to the side and rear of the main house and predominantly laid to lawn with seating areas.

The property also has two allocated parking spaces.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Leasehold

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

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

Property Location: [///presenter.toppingoverture Council Tax Band: C](#)

Broadband and mobile coverage: We understand that there is good 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

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 warranties 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 30th July 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars 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. 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 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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