



Lower Park

Minehead, TA24 8AX

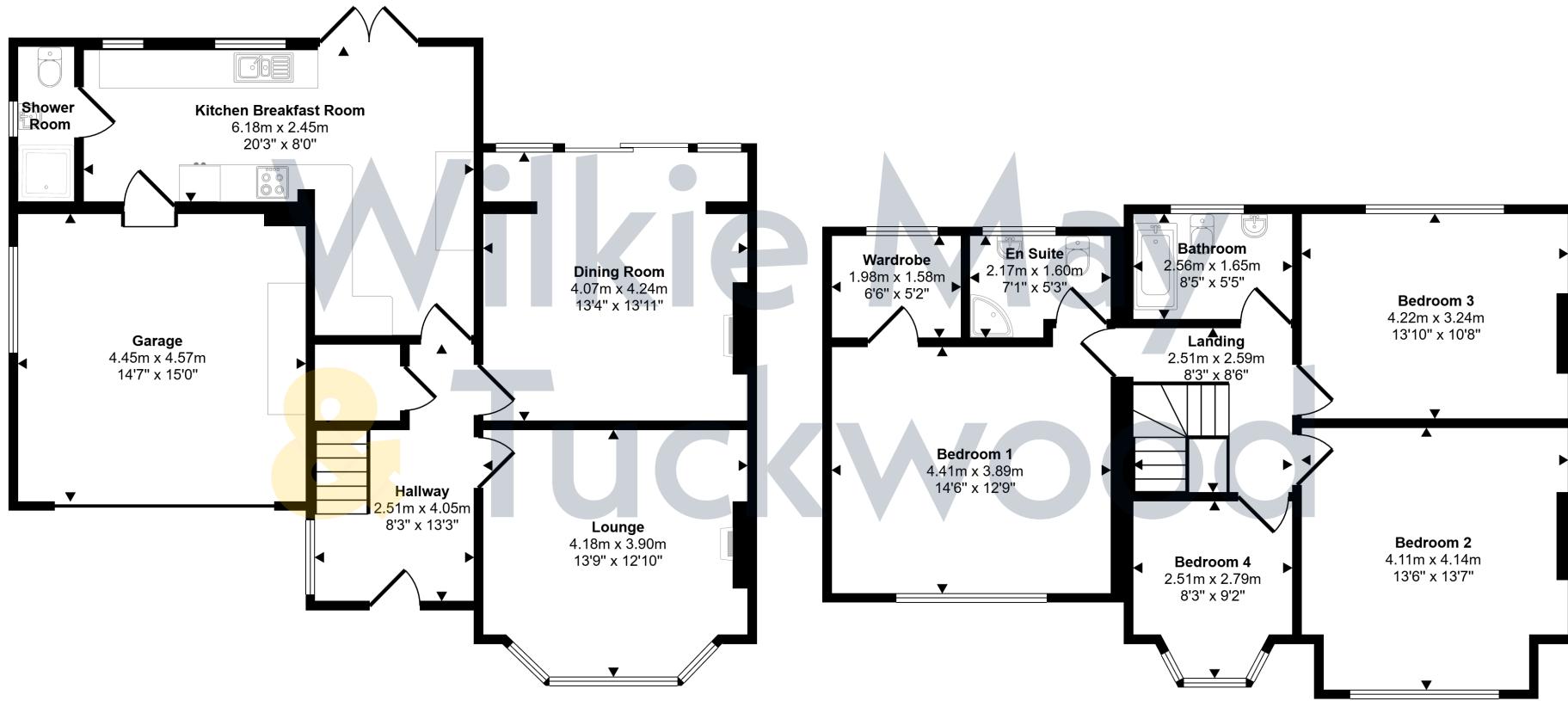
Price £420,000 Freehold

			TBA
4	2	3	EPC

**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
167 sq m / 1794 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

A spacious two reception room, four-bedroom semi-detached house situated in a popular residential area of Minehead within easy reach of town centre amenities.

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, a modern kitchen breakfast room, a ground floor shower room in addition to an en-suite to the master bedroom and family bathroom, a dressing room to the master bedroom, an integral garage with off road parking and attractive rear garden.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Easy reach of town centre
- Four bedrooms, one with en-suite
- Garage with off road parking
- Attractive level rear garden
- Modern kitchen and bathroom



Wilkie May & Tuckwood are delighted to be able to offer this spacious family home.

The accommodation comprises in brief: entrance through front door into a spacious hallway with stairs to the first floor, doors to the lounge, dining room and kitchen breakfast room and door to understairs storage space.

The lounge is a good-sized room to the front of the property with large bay window affording plenty of light and fireplace with inset living flame gas fire. The dining room is another good-sized room to the rear of the property with sliding doors opening out to a patio area and attractive feature fireplace.

The kitchen breakfast room is a large L-shaped room to the rear of the property with French doors opening out to the garden and two windows. The kitchen area is fitted with an extensive range of modern wall and base units, sink and drainer incorporated into work surface with tiled surrounds and integrated appliances to include a gas hob with extractor hood over, eye level double oven,

fridge and dishwasher. From the kitchen area, a door opens to the ground floor shower room. A further door gives access to the garage.

To the first floor there is a sizeable landing with doors to the bedrooms and family bathroom. The master bedroom is a large room with an aspect to the front and doors to a walk-in wardrobe which has a window overlooking the rear garden and an en-suite shower room also with a window to the rear. Bedrooms two and three are both double rooms, one with an aspect to the front and one to the rear and bedroom four has an attractive bay window to the front. The bathroom is fitted with a modern four-piece suite.

Outside to the front there is a driveway providing access to the garage. To the side there is an area laid to gravel with gated access to the rear garden. Immediately at the back of the house there is a patio area with steps up to the remainder of the garden which is laid to lawn with fenced boundaries, shrubs, trees and flower beds.



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: [://envelope.takers.game](mailto://envelope.takers.game)

Council Tax Band: E

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 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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