



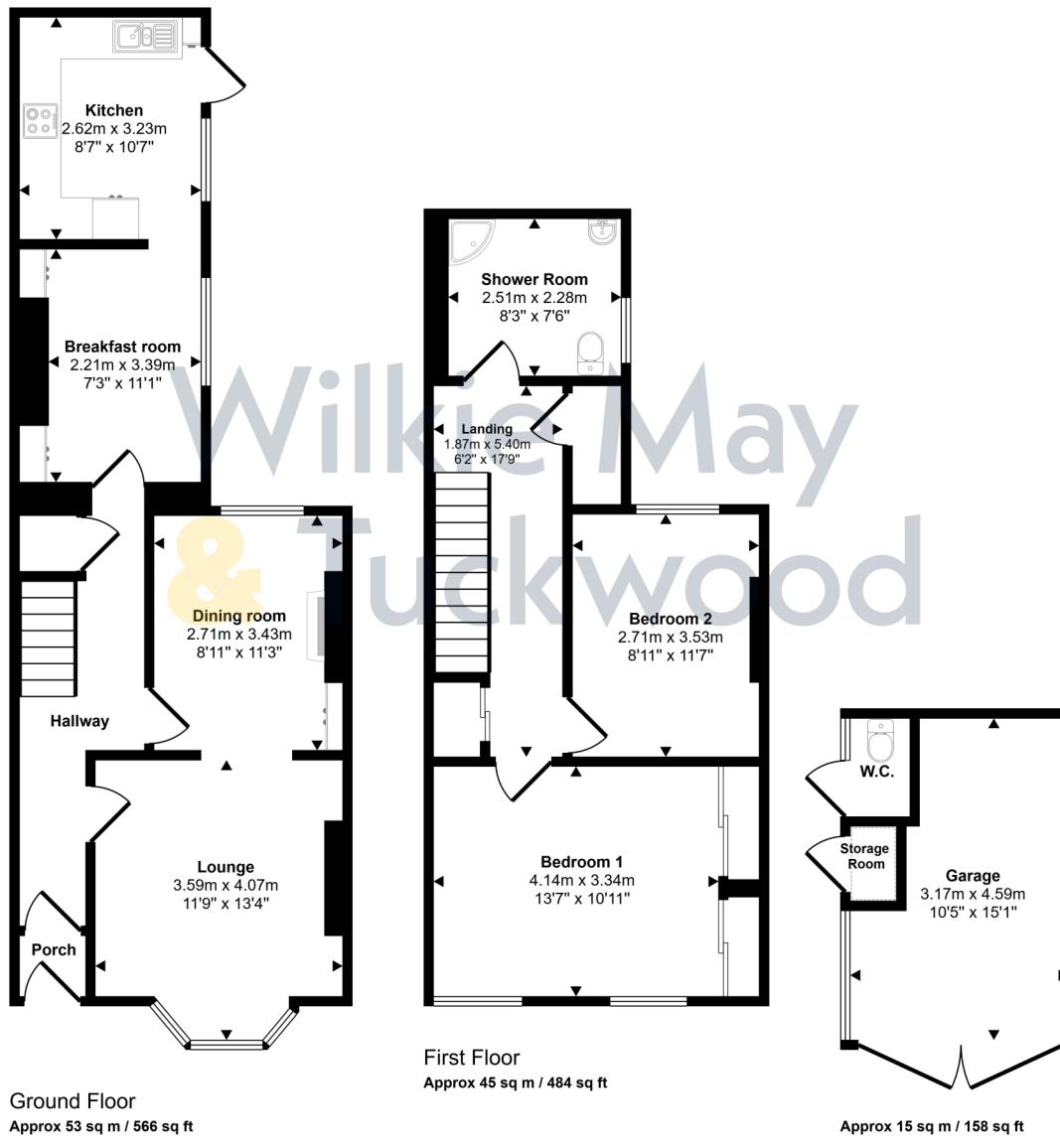
Summerland Road
Minehead, TA24 5BP
Price £195,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Approx Gross Internal Area
112 sq m / 1208 sq ft



Denotes head height below 1.5m

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 surprisingly spacious, two reception room, two double bedroom mid-terrace house situated within easy reach of town centre amenities offered for sale with NO ONWARD CHAIN.

Of stone and brick construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, a small courtyard garden, a garage accessed over a rear service lane and off road parking space.

- Close to town centre amenities
- 2 bedrooms
- Garage with parking space
- Small courtyard garden
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this spacious terraced house.

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

The lounge dining room is a large double aspect room with bay window to the front and window to the rear. There are also two original fireplaces.

The breakfast room is a good-sized room with window to the side, storage cupboards with shelving above and access to the kitchen. This is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for a washing machine, space for a tall fridge freezer and integrated electric oven with gas hob and extractor hood over. There is also a window to the side and door to the courtyard garden.

To the first floor there is a spacious landing with doors to the bedrooms, shower room and cupboard housing the gas fired boiler. Bedroom one has two windows to the front and a range of fitted wardrobes. Bedroom two has an aspect to the rear with clothes hanging space. The shower room is of a good size and fitted with a corner shower cubicle, wash hand basin fitted into a vanity unit and wc. There is also an obscured window to the side.

Outside to the front there is a small area of garden laid with gravel for ease of maintenance. To the rear there is a courtyard garden with outside wc, store room and gated access to the garage and parking space.

Declaration: Under Section 21 of the Estate Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that an employee of Wilkie May & Tuckwood has a direct interest in this property.



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.swan.converged](mailto://envelope.swan.converged) **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 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

whatever 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 January 2026. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular 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 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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