



Bampton Street

Minehead TA24 5TU

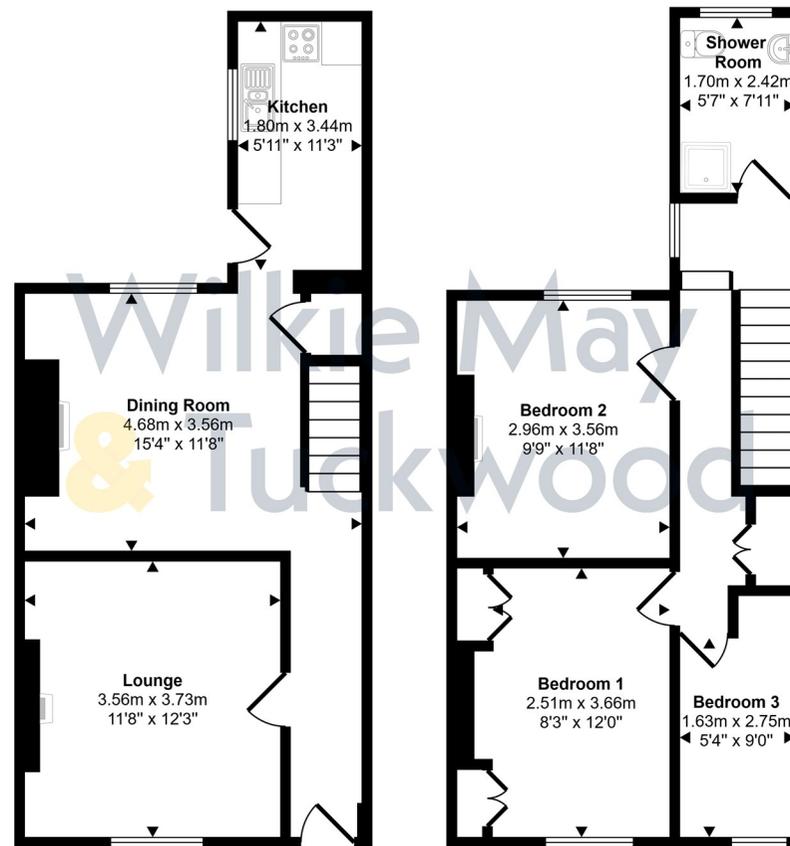
Price £200,000 Freehold



Wilkie May
& Tuckwood

Floorplan

Approx Gross Internal Area
84 sq m / 909 sq ft



Ground Floor
Approx 42 sq m / 453 sq ft

First Floor
Approx 42 sq m / 456 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 well-presented, two reception room, three-bedroom mid-terrace house situated within easy reach of Minehead town centre and offered for sale with NO ONWARD CHAIN.

Of stone construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, a courtyard immediately to the rear of the property and a further area of garden close by.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Two reception rooms and three bedrooms
- Within easy reach of town centre amenities
- Rear courtyard and further area of garden
- Gas central heating and double glazing
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this three-bedroom house within easy reach of the town centre.

The accommodation comprises in brief: entrance through front door into a hallway with stairs to the first floor, open access to the dining room and a door through to the lounge which is a good-sized room to the front of the property.

The dining room is another good-sized room with a window to the rear, stone fireplace and an understairs storage cupboard.

The kitchen is to the rear of the property with stable door to the courtyard garden and window overlooking the same. The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds,



space for slot-in cooker and space with plumbing for a washing machine. There is also a cupboard housing the gas fired boiler.

To the first floor there is a half landing with widow to the side and door to the fitted shower room. A step then rises to the remainder of the landing with doors to the bedrooms and a storage cupboard. Bedrooms one and three have aspects to the front with pleasant views over the opposite cottages to the hills beyond, with bedroom one having the benefit of fitted wardrobes. Bedroom three has an aspect to the rear and retains a small original fireplace.

Outside, immediately to the rear of the property there is a courtyard garden with gated access to a rear service lane. Accessed via a pathway with a gate there is a further area of garden laid to lawn with a shed.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

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

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

Property Location: //hooos.occupy.iteration **Council Tax Band:** B

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: Low risk **Rivers and the Sea: Medium risk Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on

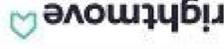
<http://www.gov.uk/check-long-term-flood-risk>

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, references 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 6th March 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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