



Wilkie May
& Tuckwood

Parkhouse Road

Minehead, TA24 8AE

Price £399,950 Freehold



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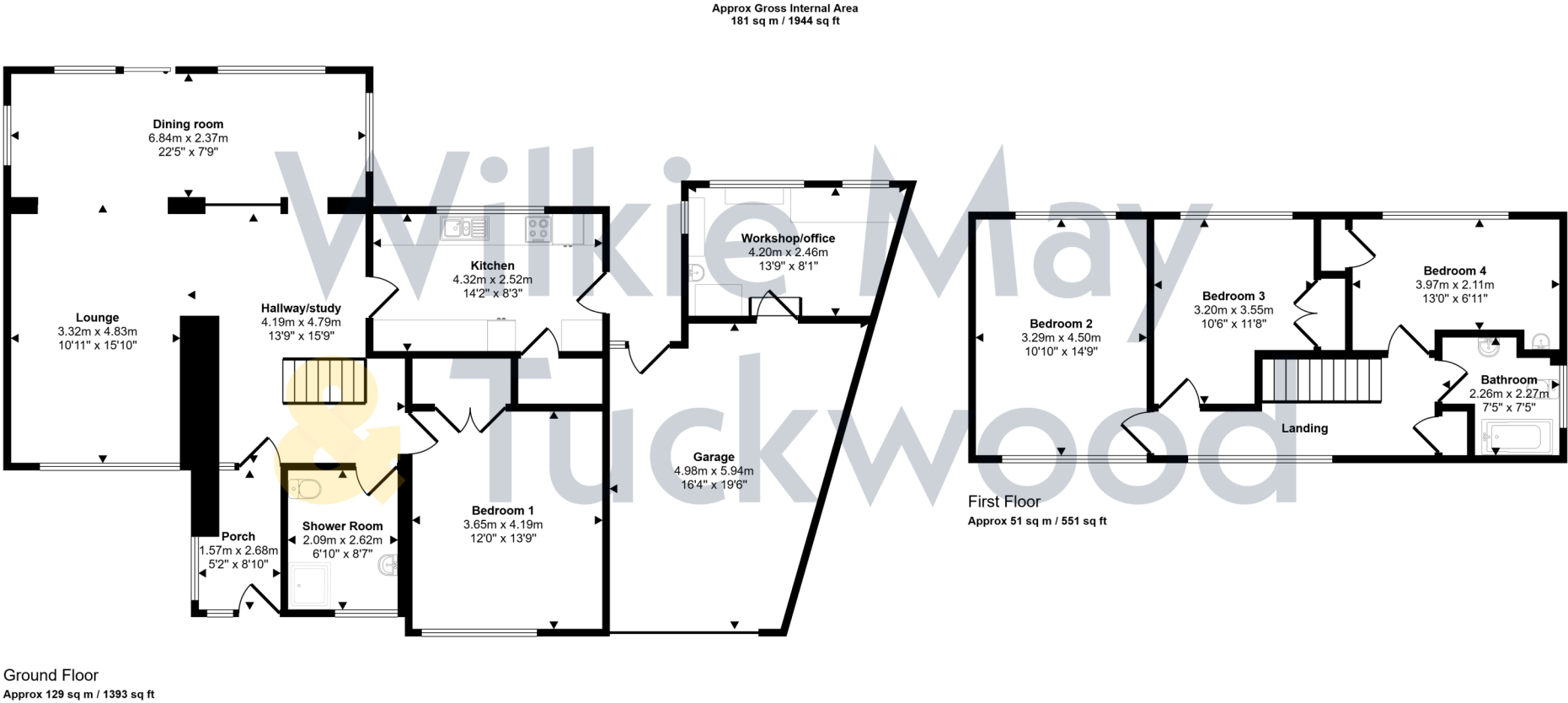
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Floor Plan



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 four-bedroom detached house with integral garage, off road parking, car port, large garden and wonderful views situated within a popular residential area of Minehead offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, this attractive property benefits from gas fired central heating and double glazing throughout, solar voltaic panels on the roof helping with electricity costs, a ground floor bedroom with shower room alongside, a first floor bathroom and a spacious workshop.

Internal viewing is highly recommended to appreciate the accommodation offered.

- Popular residential area of town
- 4 bedrooms (Bedroom 1 grd. Floor)
- Integral garage with parking
- Large garden and lovely views
- NO ONWARD CHAIN



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

The accommodation comprises in brief: entrance through front door into a glazed porch with door through to a spacious open plan hallway/study, lounge and dining area with stairs to the first floor and doors to the kitchen, ground floor bedroom and shower room.

The lounge area has a large picture window to the front, whilst to the back, there is a lovely light triple aspect dining area with ample space for additional seating by the patio doors that open into the garden. The kitchen is to the rear of the property and fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated double oven and integrated hob. There is also space and plumbing for a washing machine and spaces for a fridge and freezer together with a large storage cupboard and a door to the garden.

The ground floor bedroom is a double room with window to the front and large wardrobe.



The shower room is alongside and has the potential to be split to provide an en-suite to the bedroom and a separate cloakroom (subject to any necessary permissions).

To the first floor there is a landing area with storage cupboard, window to the front and doors to the bedrooms and bathroom. All three first floor bedrooms have aspect to the rear with lovely views to the surrounding hills. The bathroom is fitted with a three piece suite.

Outside, to the front there is a driveway providing ample parking leading to the garage which has a personal door to the rear and a door into the large triple aspect workshop which could also be used as an office. At the other end of the house there is a large car port with gated access to the rear garden.

The rear garden is a particular feature of this property and is of a good size and predominantly laid to lawn with a patio area immediately outside the dining room. There is also a summerhouse, a greenhouse and several productive fruit trees.



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: ///developed.patrol.suitably **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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