



Parklands Rise

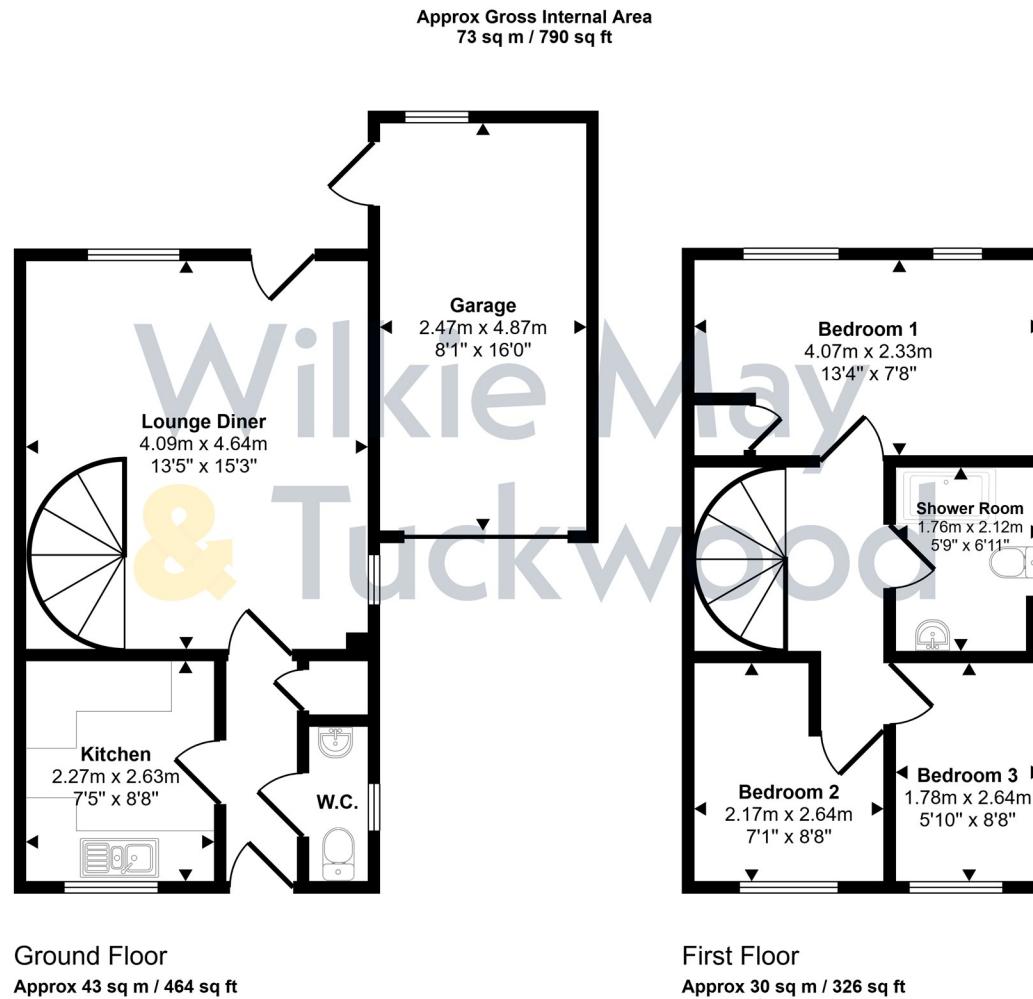
Minehead TA24 8UD

Price £240,000 Freehold



**Wilkie May
& Tuckwood**

Floorplan



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

An attractive three-bedroom semi-detached house situated within a popular residential area of Minehead within one mile of the town centre, offered for sale with NO ONWARD CHAIN.

Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, a cloakroom, a garage with off road parking, a level rear garden and lovely views from the rear towards the surrounding hills.

- Popular residential area of Minehead
- Three bedrooms
- Garage with off road parking
- Gas central heating and double glazing
- NO ONWARD CHAIN



Wilkie May & Tuckwood are delighted to be able to offer this three-bedroom semi-detached house.

The accommodation comprises in brief: entrance through front door into hallway with storage cupboard, door to the fitted cloakroom and doors to the kitchen and lounge diner.

The lounge diner is a large room to the rear of the property with spiral staircase leading to the first floor, window to the rear and glazed door opening to the garden.

The kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space for an electric cooker, space for a washing machine and space for an under counter fridge freezer.

To the first floor there is a landing area with doors to the

bedrooms and shower room. The master bedroom has two windows to the rear with lovely views over the garden to the surrounding hills and a fitted cupboard. Bedrooms two and three have aspects to the front. The shower room is fitted with a three piece suite and has an obscured window to the side.

Outside to the front there is a driveway providing off road parking leading to the garage which has a personal door to the rear garden and a window to the rear. The remainder of the front garden is planted with shrubs for ease of maintenance. To the rear there is a good sized garden with patio area and the remainder laid to lawn enjoying lovely views towards the surrounding hills.

The agent has not tested any 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. 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. References to the 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.

8. Financial Evolution 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, 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 Local Protection Act 1985. Prospective buyers must be advised of the contents of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the progress of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

9. 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 correct any inaccuracies or omissions on behalf of the vendor. 3. No person in the employ of Willie May & Tuckwood has any authority to make or represent any statements or warranties by inspection of the property or otherwise. 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 may not reflect the actual condition of the property. 1. 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 may not reflect the actual condition of the property. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Prospective buyers are advised to make arrangements to inspect the property in relation to this provision or otherwise in so far as the correctness of the vendor's description of them.

10. Code of Practice for Residential Estate Agents: effective from 1 August 2011.

Flood Risk: Surface Water: Very low risk Rivers and the Sea: Very low risk Reservoirs: Unlikely Groundwater: Unlikely. We recommend you check the risks and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum broadband speeds are 1800 Mbps download

Property location: //rafters.lincs.retrieves Council Tax Band: C

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

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

Tenure: Freehold

GENERAL REMARKS AND STIPULATIONS:

