



## Teal Road

Minehead, TA24 6UR

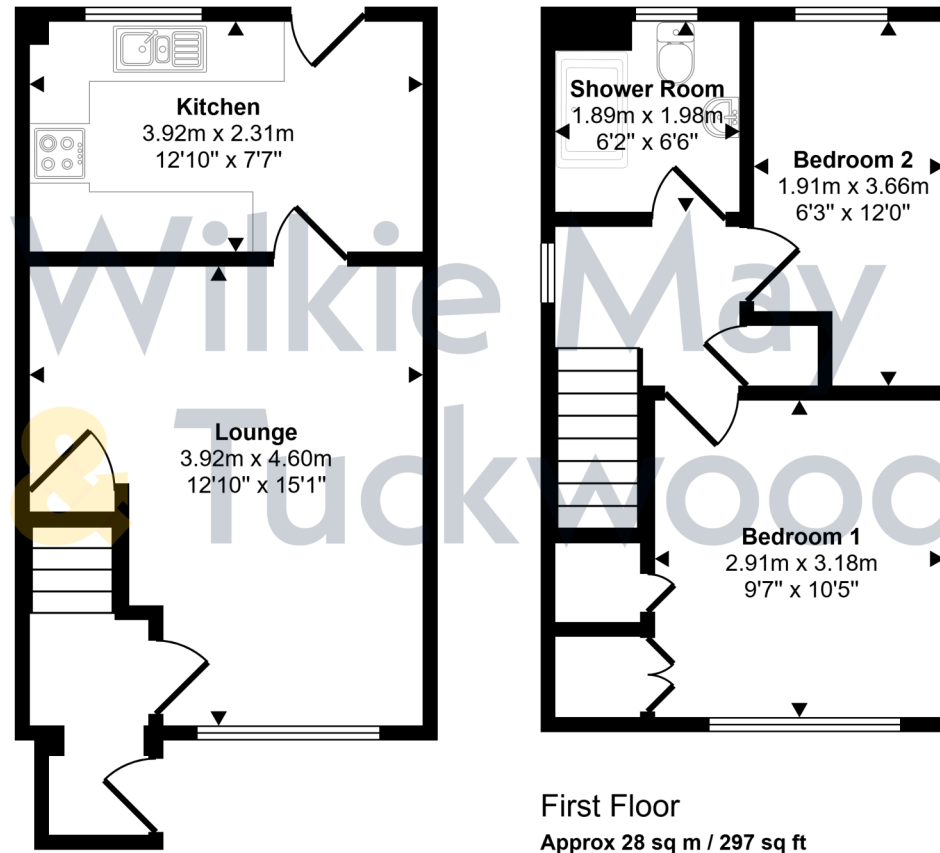
Price £215,000 Freehold



Wilkie May  
& Tuckwood

# Floor Plan

Approx Gross Internal Area  
57 sq m / 609 sq ft



Ground Floor  
Approx 29 sq m / 312 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

An attractive two-bedroom modern end of terrace house situated at the end of a no through road, within a popular residential area on the outskirts of Minehead.

Of cavity wall construction under a pitched roof, the property benefits from gas fired central heating and double glazing throughout, a level garden to the rear and two off road parking spaces to the front.

- Popular residential area
- 2 bedrooms
- 2 parking spaces
- Level rear garden
- Viewing highly recommended
- Potential to extend (STPP)



Wilkie May & Tuckwood are delighted to be able to offer this two bedroom home.

The accommodation comprises in brief: entrance through front door into hallway with stairs to the first floor and door into the lounge. This is a good-sized room to the front of the property with window to the front and understairs storage cupboard. A door leads through to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into quartz work surface with tiled surrounds, space and plumbing for washing machine, space for slot-in cooker and space for an undercounter fridge freezer. There is also a window to the rear and door to the garden.

To the first floor there is a landing area with window to the side and doors to the bedrooms and shower room. Bedroom one has an aspect to the front and two fitted wardrobes. Bedroom two has an aspect to the rear with pleasant views over the garden.



The shower room is fitted with a modern three piece suite and has an obscured window to the rear.

Outside, to the front there is a an area of garden laid with gravel for ease of maintenance with pathway leading to the front door and around the side of the house to gated access to the rear garden. Alongside the front door there is a useful bin store. The rear garden is of a good size and predominantly laid to lawn with a pathway on one side leading down to a shed and a raised flower bed.

To the front of the property there are two parking spaces.



### 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:** **///beside.fillers.bypassed** **Council Tax Band: B**

**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:** 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, 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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