



Wilkie May  
& Tuckwood

## Parkhouse Road

Minehead, TA24 8AE

Price £425,000 Freehold



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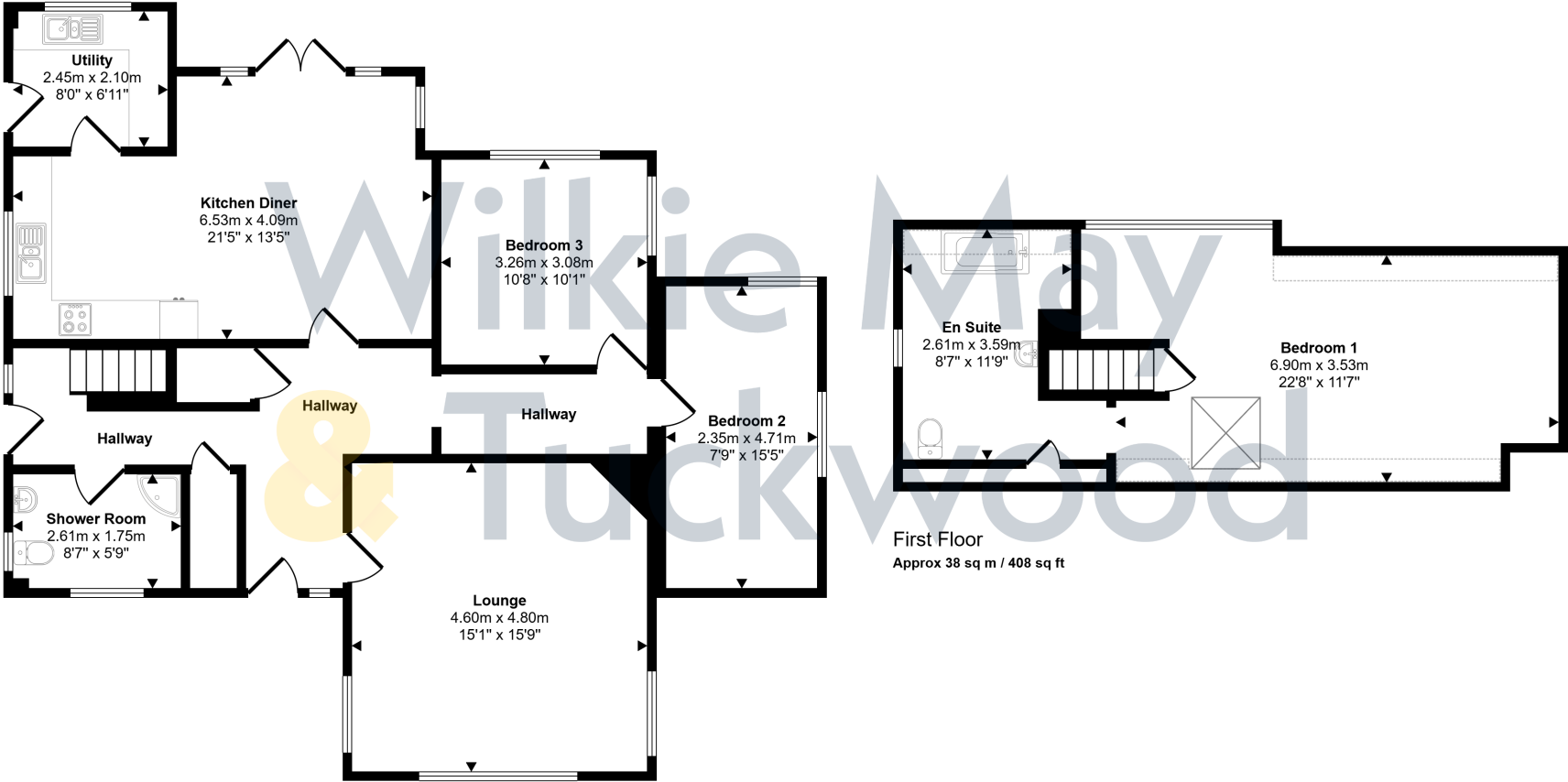
EPC

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# Floor Plan

Approx Gross Internal Area  
140 sq m / 1510 sq ft



Ground Floor  
Approx 102 sq m / 1102 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 spacious, very attractive and beautifully presented, three-bedroom detached chalet bungalow situated in a popular residential area of Minehead within one mile of town centre amenities.

Of cavity wall construction under a pitched roof, this delightful property benefits from gas fired central heating and double glazing throughout, a utility room, a shower room on the ground floor and an en-suite bathroom to the first floor bedroom, off road parking, attractive gardens to the front, side and rear and lovely views towards North Hill.

**Internal viewing is highly recommended to appreciate the accommodation offered.**

- Popular residential area of Minehead
- 3 bedrooms one with en-suite
- Off road parking
- Attractive gardens
- Lovely views



Wilkie May & Tuckwood are delighted to be able to offer this attractive and surprisingly spacious chalet bungalow.

The accommodation comprises in brief: entrance through front door into hallway with two storage cupboards, stairs to the first floor, a side access door and doors to the principal ground floor accommodation.

The lounge is a spacious triple aspect room to the front of the property with views over the front garden to the surrounding hills. The kitchen diner is a large triple aspect room to the rear of the property with French doors leading out to the garden. The kitchen area is fitted with a modern range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated eye level double oven and integrated gas hob with extractor hood over. There is also space and plumbing for a dishwasher and space for a tall fridge freezer. A door leads through to the fitted utility room with has a door to the garden.



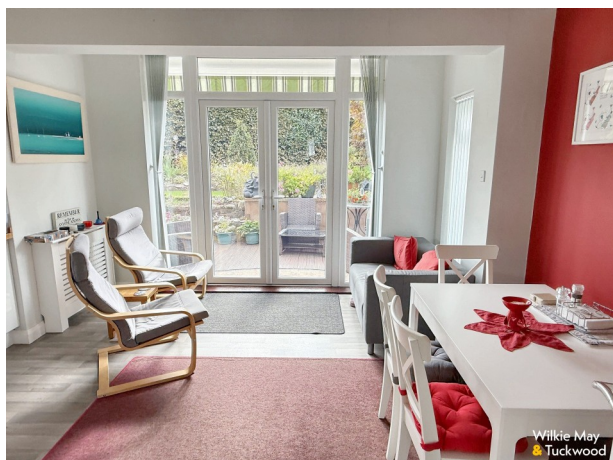
Two of the bedrooms are on the ground floor, both double aspect. There is also a fitted shower room.

The master bedroom is on the first floor with large windows to the front and rear enjoying lovely views, open access to the en-suite bathroom, eaves storage and some restricted head height.

Outside to the front of the property there is gated access to the front garden which is predominantly laid to lawn with hedged borders and path leading to the front door. There is also off road parking and gated access to the rear garden.

To the side, there is an area of garden laid to lawn with doors into the hallway and utility.

To the rear there is an attractive garden with patio area immediately outside the kitchen diner and steps rising up to the remainder of the garden which is laid to lawn with flower and vegetable beds, a decked area with lovely views and an apple tree.



## 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:** **///resists.picked.delays** **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

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 September 2025. . 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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