



Plot K Periton Mead

Minehead, TA24 8DW

Price £335,000 Freehold



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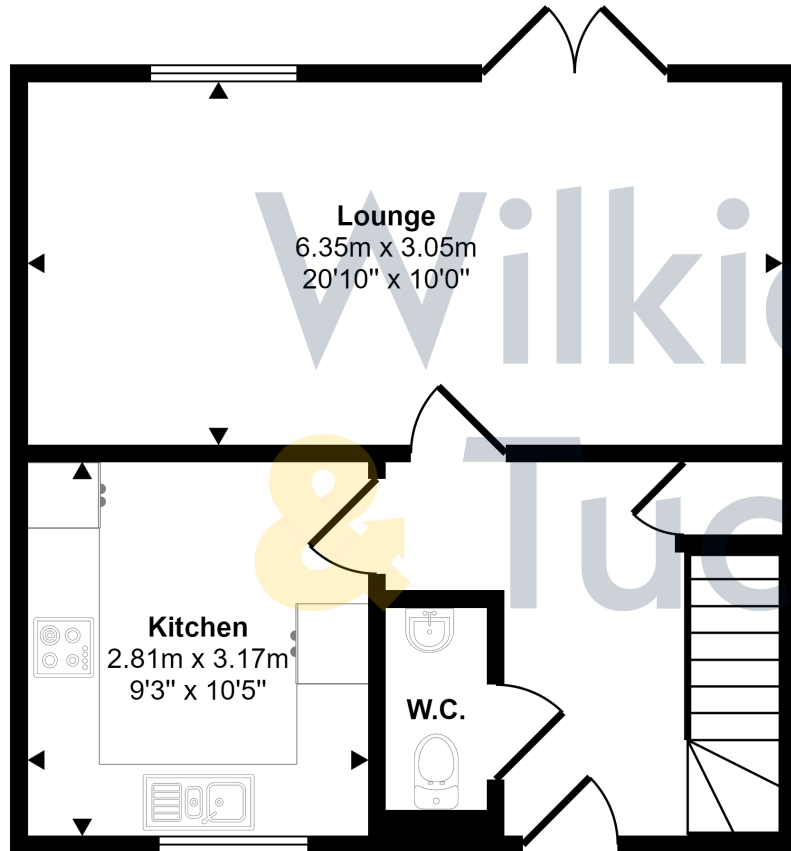
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EPC

**Wilkie May
& Tuckwood**

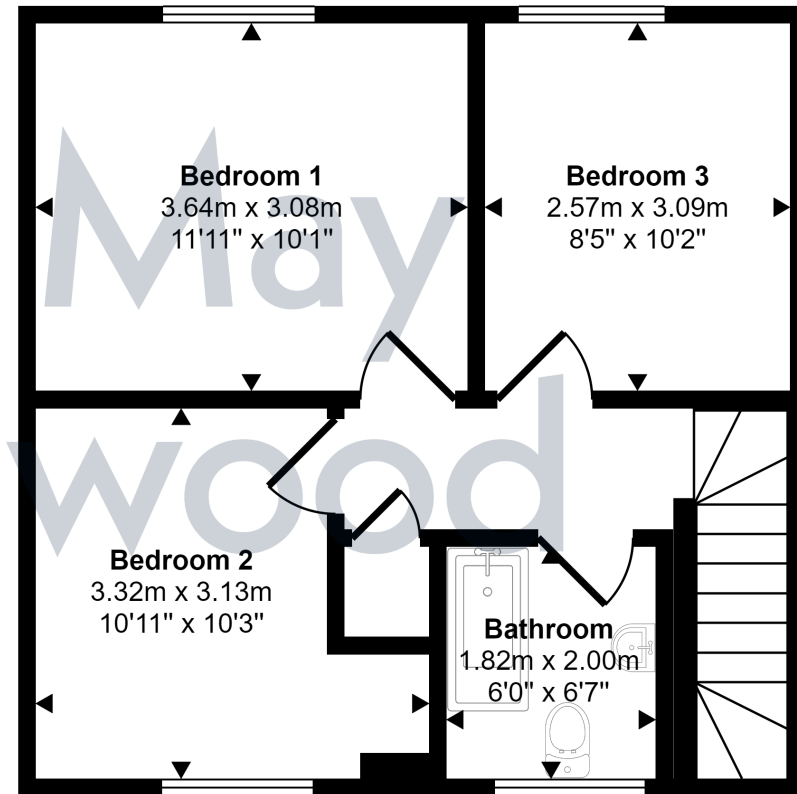
Floor Plan

Approx Gross Internal Area
81 sq m / 870 sq ft



Ground Floor

Approx 40 sq m / 433 sq ft



First Floor

Approx 41 sq m / 437 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 brand new, high specification three bedroom semi-detached house situated within the Periton Mead development on the outskirts of Minehead constructed by Ware Developments.

The property consists of a highly insulated timber framed construction under a slate roof, full uPVC double glazing and gas fired central heating.

Other benefits include solid oak doors throughout, integrated appliances fitted to the contemporary kitchen, a cloakroom, two off road parking spaces and an enclosed garden.

- High quality construction
- 3 bedrooms
- 2 parking spaces
- Enclosed garden
- 10 year residential Warranty



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

The accommodation comprises in brief: entrance through the front door into a hallway with stairs to the first floor, understairs cupboard, door to a fitted cloakroom and doors into the lounge diner and door into the kitchen. The lounge diner is a good-sized room with window overlooking the garden and French doors opening out to the garden. The kitchen is fitted with a contemporary range of wall and base units, sink and drainer incorporated into work surface and integrated appliances to include a double oven and hob with extractor hood over. There is also a window to the front.

To the first floor there is a landing area with doors to the bedrooms and bathroom. Two of the bedrooms have aspects to the rear with lovely views to the surrounding hills and the third has an aspect to the front. The bathroom

is fitted with a suite comprising bath with shower over, vanity unit wash hand basin and wc. There is also an obscured window.

Outside, to the side there are two parking spaces. To the rear of the property there is an enclosed garden with a large yew tree which is protected by a Tree Preservation Order. There is also access to the garden from the parking area.

AGENT NOTE: A management company is being set up to cover maintenance of the common areas. The projected cost is in the region of £650.00 per annum.



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: ~~///pingin. Pumpkin.mistaking~~ **Council Tax Band:** TBA

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 November 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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