



## Tivington

Minehead, TA24 8ST

Price: £425,000 Freehold



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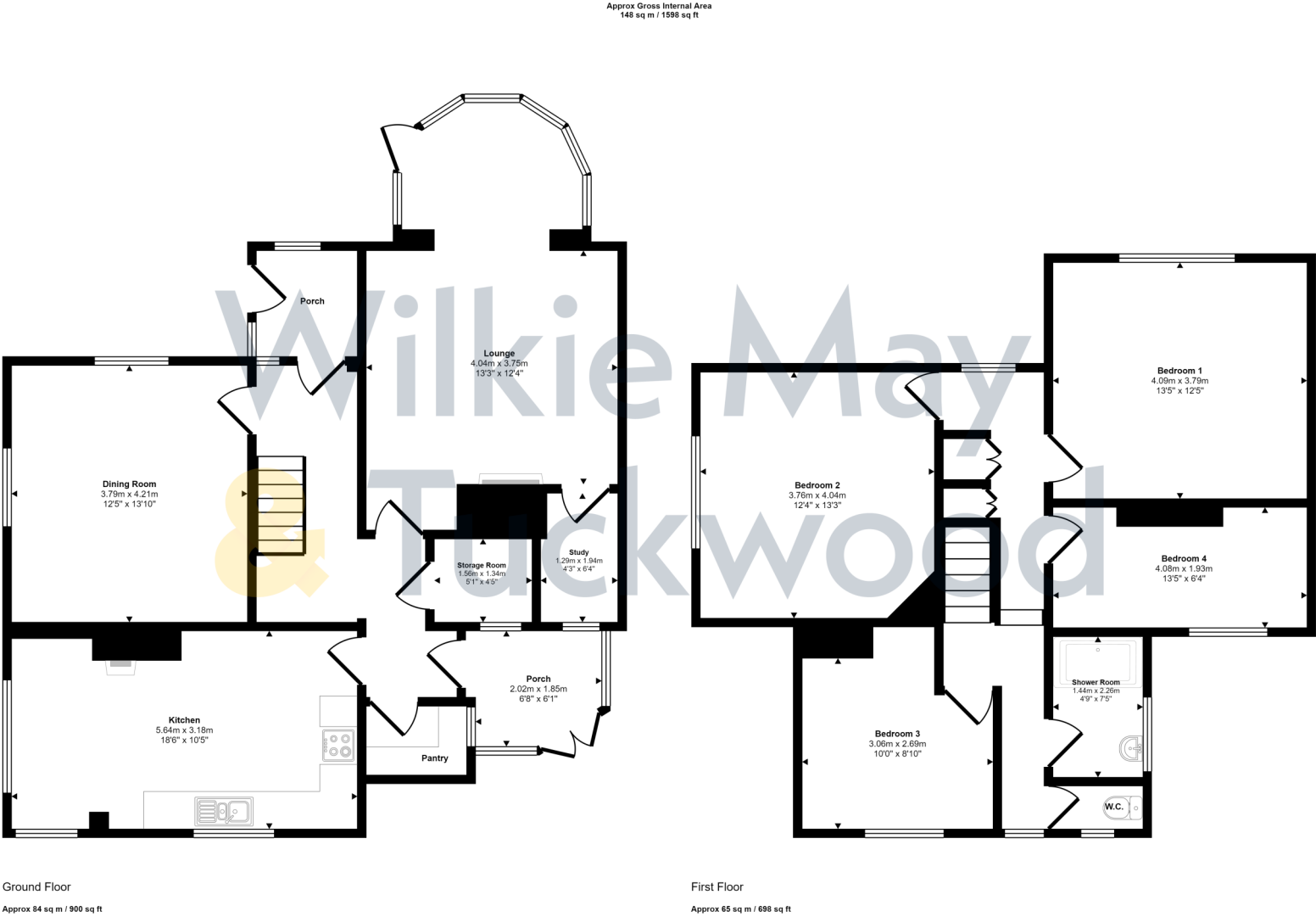
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**Wilkie May  
& Tuckwood**

# 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 substantial four bedroom detached property situated in a small hamlet of seven properties in a rural location within the Exmoor National Park equidistant between Minehead and Porlock.

Built in the grounds of a former isolation hospital, Pinecrest has been a much loved family home which is now in need of some modernisation.

The property enjoys magnificent countryside views of the surrounding farm and woodland together with a good-sized garden designed to take full advantage of the lovely views.

Other benefits include a large detached garage and off road parking.

- Rural location
- 4 Bedrooms
- Good-sized garden
- Magnificent views
- Garage with parking
- NO ONWARD CHAIN



The Minehead office of Wilkie May and Tuckwood are delighted to be able to offer this substantial family home situated within the Exmoor National Park.

The accommodation comprises in brief: entrance through front door into porch with door through to the hallway with large store cupboard, stairs to the first floor and doors to all principle rooms.

The lounge is a large room with full height bay window to the front affording magnificent views over the surrounding countryside and door opening out to the garden. A door to also leads through to a small study room. The dining room is a good-sized double aspect room with lovely views, feature fireplace and ceiling coving. The kitchen is another good-sized double aspect room with fitted kitchen and separate pantry.

From the hallway a door leads to a rear entrance porch with French doors to the garden.



To the first floor there is a landing area with windows to the front and rear, access to roof space, airing cupboard and doors to the bedrooms, shower room and separate wc.

Outside, the property is approached over a tarmac driveway providing off road parking. Steps from the driveway lead to the front garden which is predominantly laid to lawn and enjoys lovely countryside views. To the rear there is a smaller lawned garden with a greenhouse. There is also a separate area of garden with hard standing fronting the detached garage and a further area of lawn.



### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains electricity, private water supply and septic tank drainage.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** ~~///discusses.delivers.smart~~ **Council Tax Band:** F

**Broadband and mobile coverage:** We understand that there is limited mobile coverage. The maximum available broadband speeds are 12 Mbps download and 1 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 2023. 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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