

Somerset. TA4. Tel/ 01643 703704

Local Authority:

mains drainage, gas fired central heating.

Mains water with meter, mains electricity,

Services:

with vacant possession on completion.

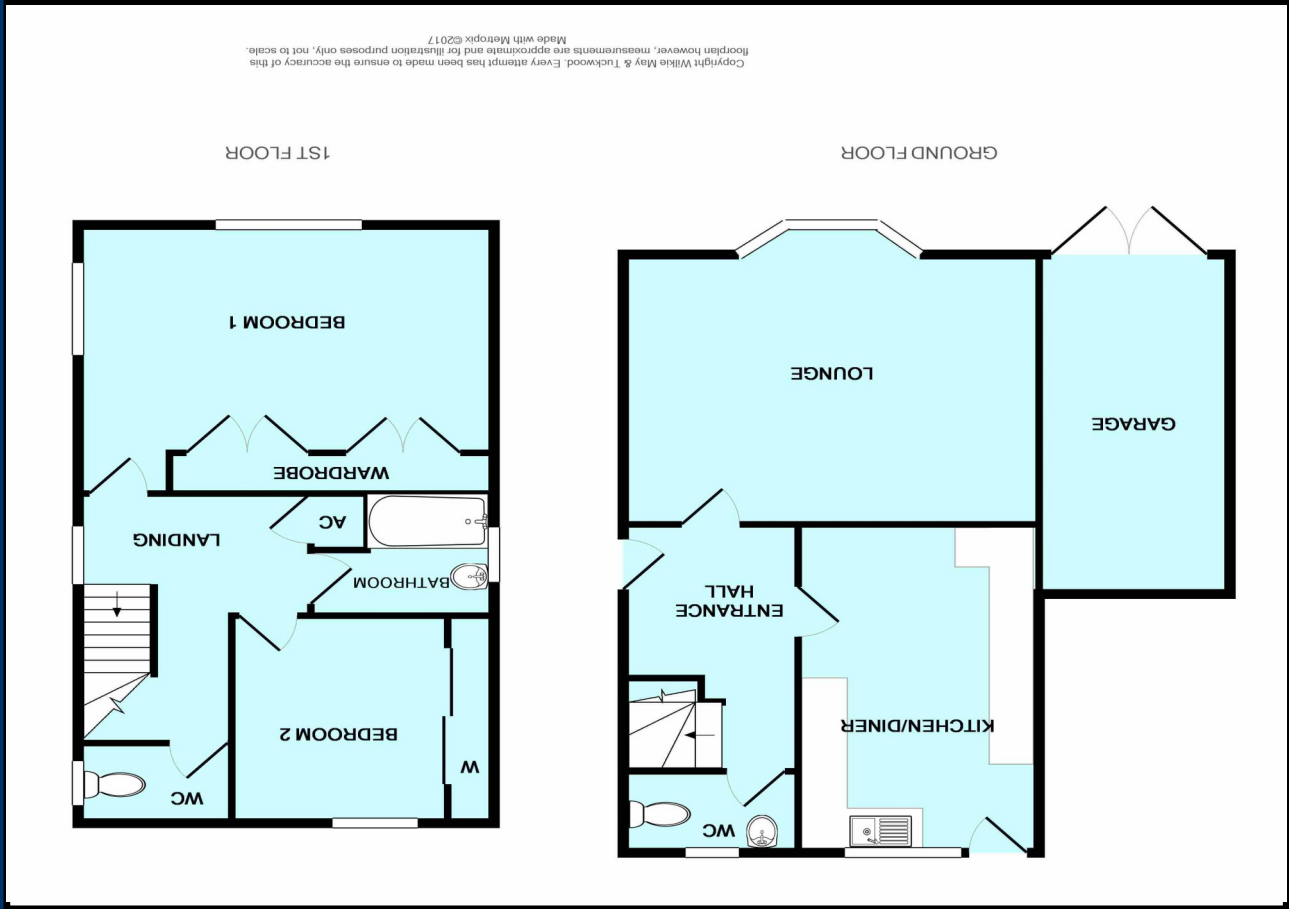
The property is offered for sale freehold, by private treaty

Figure:

GENERAL REMARKS AND STIPULATION

Price: £279,500

Hayman Road,
Minehead | Somerset | TA24 5PA



IMPORTANT NOTICE Willie 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 substantial 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 independent enquiries as to the correctness of each of them. 3. No person in the employment of Willie May & Tuckwood has any authority to make or give any representations or express warranties in relation to this property on behalf of Willie 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 March 2014.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any particular which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

8. Financial Evaluation As 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 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. 85 These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, a conclusion of a missives) and must include regular monitoring of the prospective buyer's equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. 4 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 no right of title to the documents. 4 A buyer is advised to obtain verification from their solicitor.



Hayman Road, Minehead, Somerset, TA24 5PA



DESCRIPTION: A very attractive and beautifully presented two double bedroom detached house situated within a quiet “no through road” on the lower slopes of the sought after North Hill area of Minehead yet within half a mile of town centre amenities. The property benefits from gas fired central heating and double glazing throughout, a cloakroom, a garage with off road parking and attractive rear garden.

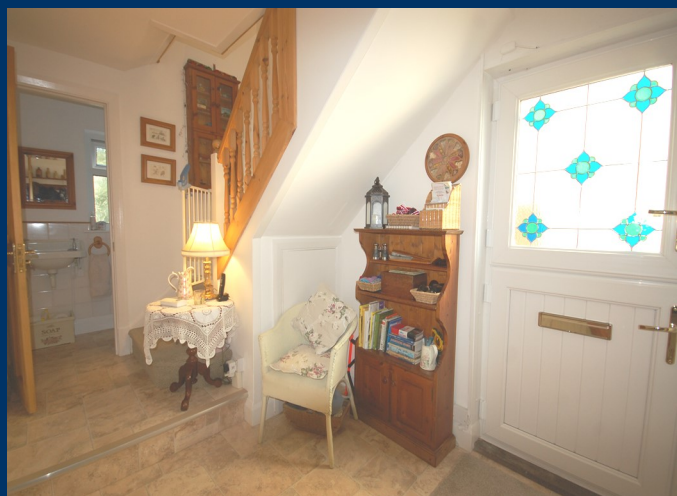
The accommodation comprises in brief: Entrance to the side of the property through upvc stable front door into a pretty Hallway with stairs to the first floor and doors to the Cloakroom, Lounge and Kitchen/Dining Room. The Cloakroom is fitted with a suite comprising high level wc and wash hand basin with obscured window to the rear. The Lounge is a good-sized room with bay window to the front of the property and attractive fire place with wooden surround and inset multi fuel burning stove. The Kitchen/Dining Room is fitted with a range of wall and base units, one and a half bowl sink and drainer incorporated into work surface with tiled surrounds, with a range of integrated appliances including electric hob with extractor hood over, oven, fridge freezer and microwave/combi oven. There is a window to the rear and stable door leading to the rear garden.

To the first floor there is a good-sized landing area with window to the side, airing cupboard housing the gas fired boiler and doors to the two Bedrooms, the Bathroom and separate wc. Bedroom 1 is a lovely, double aspect room with fitted wardrobes, windows to the front and side and pleasant views. Bedroom 2 is fitted with a range of bespoke wardrobes with sliding doors and an electric point to provide for a small office space. There is also a window to the rear affording lovely views towards North Hill and St. Michael’s Church. The Bathroom is fitted with a suite comprising bath with electric shower over and wash hand basin with obscured window to the side. The separate wc also has an obscured window to the side.

Outside, the property is approached from Hayman Road over a driveway providing for off road parking leading to the attached Garage which has light and power. The remainder of the front garden is paved for ease of maintenance with pathway leading to the front door and on to the rear garden. The rear garden is beautifully presented with seating areas, a water feature and a patio. There is also a Shed/Office which is fully insulated with windows, internet connection, led lighting and five power points together with utility stores with light, power and plumbing for a washing machine and a further storage shed. There are also outside taps to the front and rear of the property.

SITUATION: Minehead is one of West Somerset’s well known and best loved coastal resorts, nestling as it does between the slopes of Exmoor and the sea. The town offers a wide range of attractions, including the beach, promenade, harbour, beautiful gardens and colourful tree lined avenue with an array of shops and services. Dominated by the wooded slopes of North Hill, the whole area is renowned for its outstanding natural beauty and there are superb walks over open moor land, through woodland and along the coast.

DIRECTIONS: From our office in Park Street turn left and then first right into Parks Lane. Follow the road up the hill as it becomes Watery Lane and then take the first turning on the right into Hayman Road where the property will be found on the left hand side.



A beautifully presented two double bedroom detached House with garage, off road parking and garden situated in a convenient position on the lower slopes of the sought after North Hill area of Minehead.

ACCOMMODATION [All measurements are approximate], **ENTRANCE HALL, CLOAKROOM**

LOUNGE 17’10” (5.43m) x 11’9” (3.58m) to wall 13’8” (4.16m) into bay

KITCHEN/DINING ROOM 15’2” (4.62m) x 10’5” (3.17m)

FIRST FLOOR LANDING, BEDROOM ONE 17’10” (5.43m) x 12’ (3.65m) max. 9’9” (2.97m) to fitted cupboard

BEDROOM TWO 9’7” (2.92m) to cupboard x 9’2” (2.79m) **BATHROOM, SEPARATE WC**

SHED/OFFICE 10’6” (3.20m) x 7’1” (2.15m)