



121 Periton Lane,
Minehead, Somerset, TA24 8DZ

**WILKIE MAY
& TUCKWOOD**

121 Periton Lane is a modern four bedroom semi-detached house with garage and garden situated within a small select development of five properties within the sought after Periton area on the outskirts of Minehead.

DESCRIPTION: 121 Periton Lane is a recently constructed two reception room, four bedroom semi-detached house with garage and garden which was completed by local developer Acorn Homes during 2016. The property is situated within a small select development of five properties within the sought after Periton area on the outskirts of Minehead.

DIRECTIONS: From our office in Park Street turn left and take the second turning on the left into Parkhouse Road. Proceed to the top of the hill taking the last turning on the right into Periton Way. Follow the road along and turn left just after the telephone box into Periton Lane. Follow the lane along where the site will be found on the left hand side near the closed off junction with the A39.

The property has been designed to complement its setting incorporating traditional style and character features typical of the area. Quality contemporary kitchens were supplied and fitted by local specialists Terrace Ball kitchens with built-in appliances and stylish bathrooms have also been fitted. The site is enclosed by a natural stone wall using traditional construction methods and locally sourced stone. The property comes with the benefit of gas fired central heating and double glazing throughout together with an Architect's Certificate.

ACCOMMODATION: Entrance through front door into Entrance Hall with stairs to first floor, doors to all principal rooms and door to a fitted Cloakroom. The Living Room is a double aspect room with window to the front and French doors opening out to the rear garden. There is a separate Dining Room also with French doors leading to the rear garden and a door leading into the kitchen. The Utility Room has a window to the side and door leading out to the side of the property. To the first floor there is a good sized landing area with airing cupboard and doors to all rooms. Bedrooms 1 and 2 are to the rear of the property with Bedroom 1 benefiting from an en-suite Shower Room. Bedrooms 3 and 4 are to the front of the property. There is also a fitted Bathroom.

Outside there is a single Garage to the side of the property with off road parking. To the rear of the property there is a walled garden with patio area and the remainder laid to lawn.

moor land, through woodland and along the coast.

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 or give any representations or warranties 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. **THE PROPERTY MISDESCRIPTIONS ACT 1991** 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. **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 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. **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.



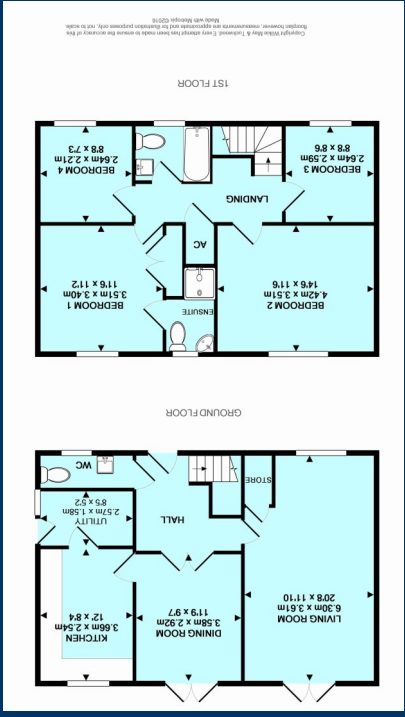
WILKIE MAY & TUCKWOOD

Tenure: Freehold
Council Tax Banding: D
Energy Rating: B

GENERAL REMARKS AND STIPULATION

PRICE : £272,000

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