



Council Tax Band: E

Somerset. TA4. Tel/ 01643 703704

West Somerset Council, 20 Fore Street, Williton, Taunton,

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

Tenure:

GENERAL REMARKS AND STIPULATION

Price: £355,000

Home Meadow
Minehead | Somerset | TA24 8UE

IMPORTANT NOTICE Wilkie May & Tuckwood 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 warranties 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 March 2014.

point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars 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.

8. Financial Evaluation 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, require 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. By 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 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 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.





DESCRIPTION: A well-presented four bedroom detached house situated within a sought after area on the outskirts of Minehead. The property benefits from gas fired central heating and double glazing throughout, two reception rooms, a conservatory, cloakroom and utility room, an en-suite to the master bedroom, an attached garage with off road parking, gardens to the front and rear and lovely views from the rear of the property towards North Hill. During their period of ownership, in addition to adding the Conservatory, the sellers have also updated the sanitary ware in the Cloakroom, En-suite and Bathroom.

The accommodation comprises in brief: Entrance through front door into Porch with door into Entrance Hall with wall mounted alarm panel, space for cloaks, radiator, stairs to the first floor and doors into the Sitting Room, Dining Room, Kitchen and fitted Cloakroom. The Sitting Room is a good-sized double aspect room with bay window, further window to the front and window to the side, radiator and fire place with inset gas fire. The Dining Room has sliding doors leading to the rear garden, an under-stairs cupboard and radiator. The Kitchen is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated oven and hob with extractor hood over and integrated dishwasher. There is also a window to the rear and open access to the Utility Room which has space for a fridge and freezer, radiator and door leading into the Conservatory. The Conservatory is glazed on three sides affording pleasant views over the garden towards North Hill, French doors opening out to the garden, door into the Garage and radiator.

To the first floor there is a good-sized landing area with airing cupboard, loft access and doors to the Bedrooms and Bathroom. Bedroom 1 is fitted with a range of wardrobes, a radiator, window to the rear with lovely views of North Hill and a door into an en-suite Shower Room with suite comprising tiled shower cubicle, wash hand basin set into vanity unit and low level wc. There is also a heated towel rail, storage cupboard and velux window. Bedroom 2 has a window to the front and radiator,

Bedroom 3 has a window to the rear with lovely views and radiator and Bedroom 4 has a window to the front and radiator. The Bathroom is fitted with a suite comprising bath with mixer tap shower, wash hand basin and low level wc. There is also an obscured window to the side and heated towel rail.

Outside there is a driveway providing for off road parking leading to the Garage which has an electric door and has been fitted with space and plumbing for a washing machine, space for a tumble dryer and houses the gas boiler for the heating and hot water. There is also a door leading into the Conservatory. The front garden has been laid to lawn for ease of maintenance with shrub borders. The rear garden is of a good size and is predominately laid to lawn with flower borders, a patio to the rear of the house, a shed and summerhouse and lovely views towards North Hill.

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 take the second turning on the left into Parkhouse Road. Proceed up the hill and take the third turning on the right into Periton Way. Follow this road around and take the first turning on the left into Periton Lane and then the first turning on the right into Whitworth Road. Take the first turning on the left into Home Meadow where the property will be found after a short distance on the right hand side.



A well-presented four bedroom detached house with attached garage, off road parking, gardens and pleasant views from the rear towards North Hill situated within a sought after area on the outskirts of Minehead.

ACCOMMODATION [All measurements are approximate], **ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, SITTING ROOM** 19'2" (5.84m) x 13'3" (4.03m) max. into bay 10'3" (3.12m) min.

DINING ROOM 12'8" (3.86m) x 9'7" (2.92m) **KITCHEN** 9'8" (2.94m) x 9'1" (2.76m) **UTILITY ROOM, CONSERVATORY** 13'5" (4.08m) x 9'4" (2.84m) max.

FIRST FLOOR LANDING, BEDROOM ONE 13'4" (4.06m) x 9'2" (2.79m) **EN-SUITE SHOWER ROOM, BEDROOM TWO** 11'7" (3.53m) x 9'3" (2.81m)

BEDROOM THREE 9'2" (2.79m) x 7'3" (2.20m) **BEDROOM FOUR** 9'5" (2.87m) x 8'3" (2.51m) max. 6'5" (1.95m) min. **BATHROOM**

GARAGE 17'5" (5.30m) x 8'5" (2.56m)