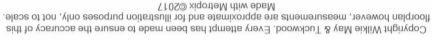


Price: £279,500

**Paganel Road
Minehead | Somerset | TA24 5EY**



**WILKIE MAY
& TUCKWOOD**



IMPORTANT NOTICE Willie May & Tickwood 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 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 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 Willie May & Tickwood has any authority to make or give any representations or warranties in relation to this property on behalf of Willie May & Tickwood, nor enter into any contract on behalf of the vendor; 4. No responsibility can be accepted for any measurements incurred by intending purchasers in inspecting properties which have been said, let or withdrawn. Photographs taken and details prepared March 2014. 5. Measurements and other information All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any error 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 Understanding regarding the provisions of the Data Protection Act 1998. These reasonable steps must continue until acceptance of the offer until exchange of contracts (in Scotland, a 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 MISDECEPTIONS ACT 1991 The agent has not tested any depredators, 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 documents. A Buyer is advised to obtain verification from their solicitor.



DESCRIPTION: A well-presented and extended individual two reception room, two double bedroom link-detached Bungalow situated in an elevated position within a popular residential area of Minehead and yet within one mile of town centre amenities. The property has been updated by the current owner within the last four years by the installation of a new gas boiler, the conversion of the garage into a good-sized reception room, the installation of a conservatory, new oven and hob in the kitchen and new carpets throughout. The property also benefits from gas fired central heating and double glazing throughout, a large mature garden, off road parking for several vehicles and lovely coastal and countryside views.

The accommodation comprises in brief: Entrance through French doors into a large Reception Room with window to the rear overlooking the garden and affording views towards Hopcott. This room was formerly a garage and could be converted back to this or alternatively divided off to form a third bedroom subject to any necessary planning permissions. A door leads from the Reception Room into the Entrance Hall with storage cupboard, airing cupboard, fitted cloakroom and doors to all principal rooms. The Lounge/Dining Room is to the rear of the property with sliding patio doors leading to the rear garden and lovely views towards Hopcott. The Kitchen is also to the rear of the property and is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, integrated electric oven and gas hob, space for fridge and freezer, window to the rear and door into the Conservatory which currently houses the washing machine and tumble dryer, with doors to the front and rear.

The Bedrooms are both to the front of the property, both with fitted wardrobes. There is also a fitted Shower Room with suite comprising tiled shower cubicle, low level wc and wash hand basin.

Outside, the property is approached over a driveway leading to a large turning and parking area. Double gates lead through to the front of the property. The large rear garden is predominately laid to lawn with a stream running through and enjoys wonderful coastal and countryside views.

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 take the second turning on the left into Parkhouse Road. Take the second turning on the left into Old Farm Road and follow this road around to the left where it becomes Paganel Road. Proceed past the turnings into Paganel Rise and Paganel Way and the property will be found after a short distance on the right hand side indicated by our For Sale Board.



An attractive two reception room, two bedroom link-detached Bungalow with large garden, off road parking and wonderful coastal views situated within a popular residential area of Minehead.

ACCOMMODATION [All measurements are approximate], **ENTRANCE HALL, CLOAKROOM, RECEPTION ROOM 23'5" (7.13m) x 8'7" (2.61m) LOUNGE/DINING ROOM 16' (4.87m) x 12'4" (3.785m) max. KITCHEN 11'4" (3.55m) x 8'5" (2.56m) CONSERVATORY 10'9" (3.27m) x 10'7" (3.22m) BEDROOM ONE 11'2" (3.40m) x 10'1" (3.07m) BEDROOM TWO 10' (3.04m) x 9'8" (2.94m) SHOWER ROOM**