

Council Tax Band: F

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

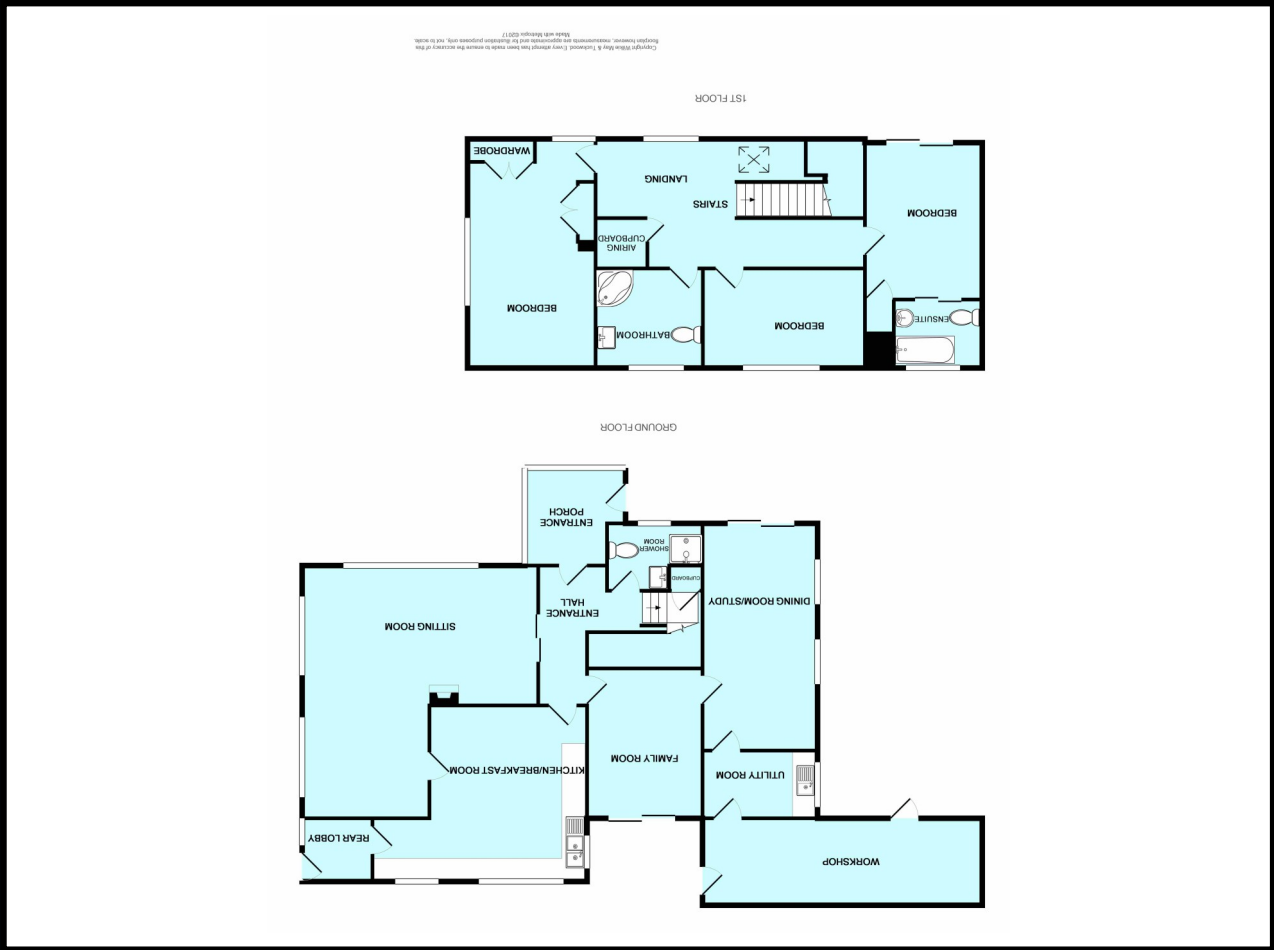
Price: £565,000

Glebelands,
Minehead | Somerset | TA24 8DH

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 purchasers 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.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 particular accurate and reliable, if there is any discrepancy between the measurements and the actual measurements, the measurements shall prevail. 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.

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, 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 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 beautifully presented, light and spacious, south facing, three reception room, three double bedroom detached house which was originally constructed in 1963 and extended in the mid-1980's. The property is built on former Glebe land within a cul-de-sac on the lower slopes of the sought after North Hill area of Minehead and benefits from gas fired central heating and double glazing throughout, an updated Kitchen, large gardens, wonderful panoramic views over the town towards the coast, double car port and the potential to create annexe accommodation subject to any necessary permissions. Or alternatively, the potential for a fourth Bedroom in the Family Room.

The flexible accommodation comprises in brief: Entrance through front door into glazed Entrance Porch with door into Entrance Hall with doors to a ground floor Shower Room, the Kitchen/Breakfast Room and Family Room. Sliding glazed doors into the Sitting Room and stairs to the first floor with cupboard underneath. The Sitting Room is a large, L-shaped double aspect room with one large window to the front and two to the side and attractive fire place with Canon Coal Ridge fitted living flame gas fire with slate hearth. The Kitchen/Breakfast Room is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, four ring gas hob with extractor hood over and electric oven beneath, space and plumbing for dishwasher and Glow Worm gas fired boiler. There are two windows to the rear and door to a Rear Lobby with door to the garden. The Family Room has sliding doors to the rear garden and door into the Dining Room/ Study which has two windows to the side, door to the Utility Room and sliding doors to the front. The Utility Room is fitted with a range of wall and base units, sink and drainer incorporated into work surface with tiled surrounds, space and plumbing for washing machine, window to the side and door into the Workshop which has a door to a rear patio and door to the car port. This side of the house could be converted into annexe accommodation subject to any necessary permissions.

To the first floor there is a large landing with attractive Minstrel Gallery feature, airing

cupboard, window to the front and doors to all rooms. The Master Bedroom has a built-in wardrobe, sliding glazed door to a Balcony with wrought iron railings and sliding doors into an en-suite Bathroom. Bedroom 2 is a double aspect room with windows to the front and side and two built-in wardrobes and Bedroom 3 has a window to the rear and built in wardrobe. The Bathroom is fitted with a suite comprising corner bath with shower attachment, wash hand basin and low level wc.

Outside, the property is approached through double wooden entrance gates over a driveway leading to the car parking/turning area with the driveway partly bordered by natural stone walls leading to the car port. The large gardens are a main feature of this property and are of a good-size comprising gently sloping lawns to the front incorporating a variety of shrubs and palms and a fish pond. To the side and rear are further lawns enclosed by established hedging and fencing with a raised paved patio along with a timber decked seating area at the top of the garden so as to enjoy the magnificent views. There is a further fish pond to the rear, a summerhouse, timber garden shed and greenhouse.

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 follow the road around to the right as it becomes The Parks, taking the first turning on the right into Western Lane and follow this lane straight up the hill. At the top of Western Lane turn left and then right into Glebelands where the property will be found in front of you at the top of the hill.



A beautifully presented and spacious, three reception room, three bedroom detached south facing residence situated within a sought after cul-de-sac on the lower slopes of North Hill with large gardens and wonderful panoramic views over the town towards the coast.

ACCOMMODATION [All measurements are approximate], **ENTRANCE PORCH** 8'6" (2.59m) max. x 8'6" (2.59m) max., **ENTRANCE HALL, SHOWER ROOM, SITTING/DINING ROOM** 18'4" (5.58m) max. 8'8" (2.64m) min. x 22' (6.70m) max. 11'9" (3.58m) min.

KITCHEN/BREAKFAST ROOM 15'5" (4.69m) x 12'1" (3.68m) min. **REAR LOBBY, FAMILY ROOM** 13'4" (4.06m) x 9'10" (2.99m)

DINING ROOM/STUDY 19'9" (6.01m) x 9'9" (2.97m) **UTILITY ROOM** 9'10" (3.00m) x 5'8" (1.72m) **WORKSHOP** 20'6" (6.24m) x 7'9" (2.36m)

FIRST FLOOR LANDING, BEDROOM ONE 15'4" (4.67m) x 9'9" (2.97m) **EN-SUITE BATHROOM, BEDROOM TWO** 16'4" (4.97m) min. x 10'2" (3.09m)

BEDROOM THREE 12'6" (3.82m) x 9'9" (2.98m) **BATHROOM, CAR PORT** 23'3" (7.08m) x 10'6" (3.19m)