



Queens Road

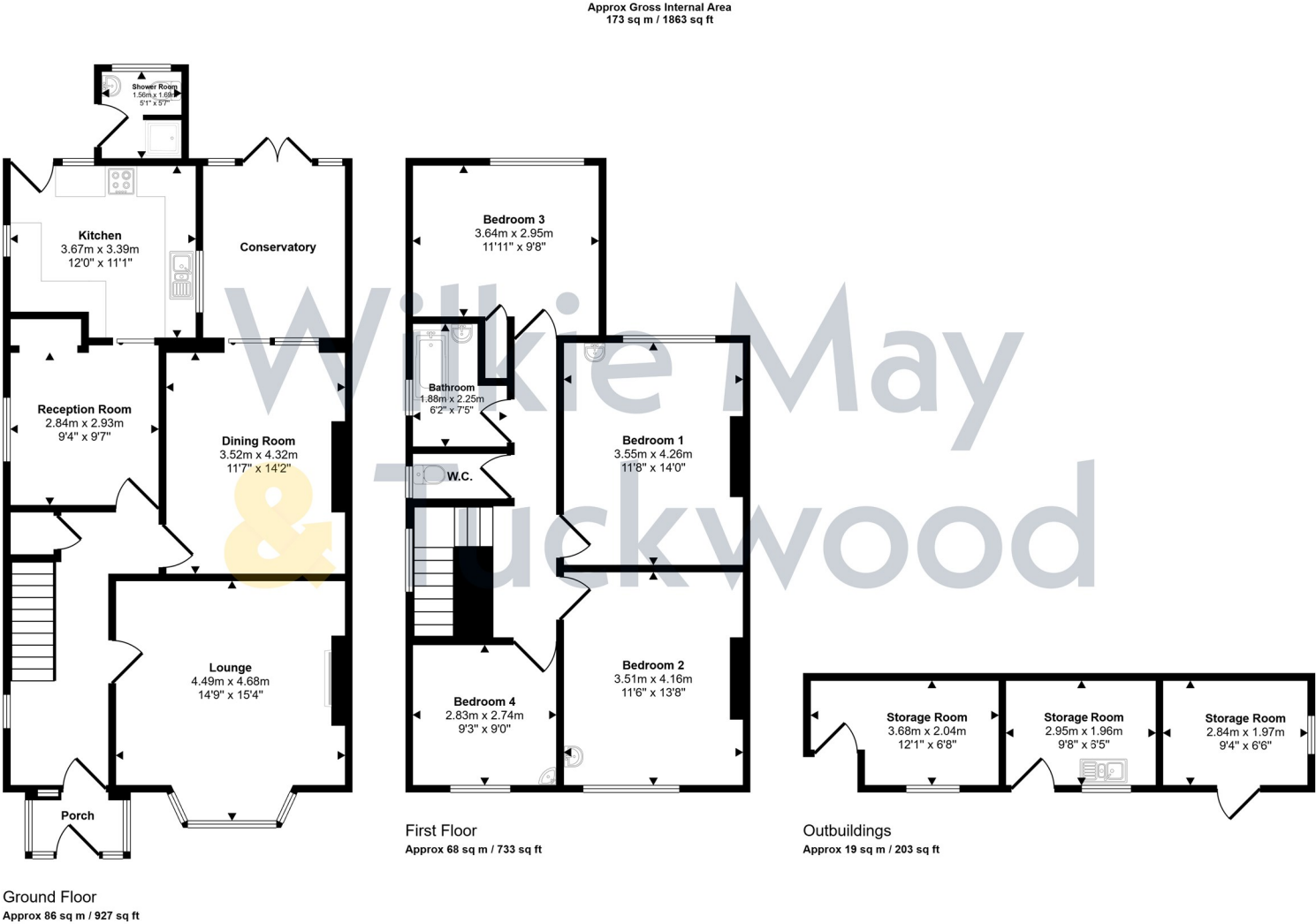
Minehead TA24 5DZ

Price £325,000 Freehold



Wilkie May
& Tuckwood

Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

NO ONWARD CHAIN – A spacious, three reception room, four-bedroom semi-detached house located in a popular residential area of Minehead within easy reach of town centre amenities.

- Spacious four-bedroom semi-detached house
- Within easy reach of town centre amenities
- Garage and off road parking
- Garden to the rear with several outbuildings
- NO ONWARD CHAIN



Of cavity wall construction under a pitched roof and although in need of general modernisation, the property does benefit from gas fired central heating and double glazing throughout, off road parking for several vehicles to the front, a garage to the rear, a garden, an array of useful outbuildings and pleasant views over the recreation ground to the front and the hills to the rear.

The accommodation comprises in brief: entrance through front door into a porch with door through to the hallway. From the hallway, stairs rise to the first floor with under stairs cupboard and doors open to the lounge, dining room and a further reception room.

The lounge is a large room to the front of the property with bay window having views to the recreation ground. The dining room is immediately behind the lounge and is another large room with sliding door into a conservatory from which doors open to the rear garden.

The third reception room has a window to the side and sliding door into the kitchen. This is fitted with a range of wall and base units, sink and drainer incorporated into



work surface with tiled surrounds and has ample space for appliances. This room also houses the gas fired boiler, has windows to the rear, side and into the conservatory and also has a door to the garden.

To the first floor there is a landing with doors to the bedrooms, bathroom and separate wc.

Two of the bedrooms have aspects to the front with views over the recreation ground and two have aspects to the rear with views towards the surrounding hills.

Outside to the front there is off road parking for several vehicles. To the side of the house there is a door giving access to the rear garden which has a patio area and a good sized lawn. Immediately outside the kitchen, there is a fitted shower room. There are also several useful outbuildings and a garage accessed over a rear service lane.



GENERAL REMARKS AND STIPULATIONS:

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas fired central heating.

Local Authority: Somerset Council, Taunton TA1

Property Location: [///script.penned.impulsive Council Tax Band: D](#)

Broadband and mobile coverage: We understand that there is mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 220 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Very low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011.
8. Financial Evaluation 8a 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 1998. 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 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.



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