



## Moor Road

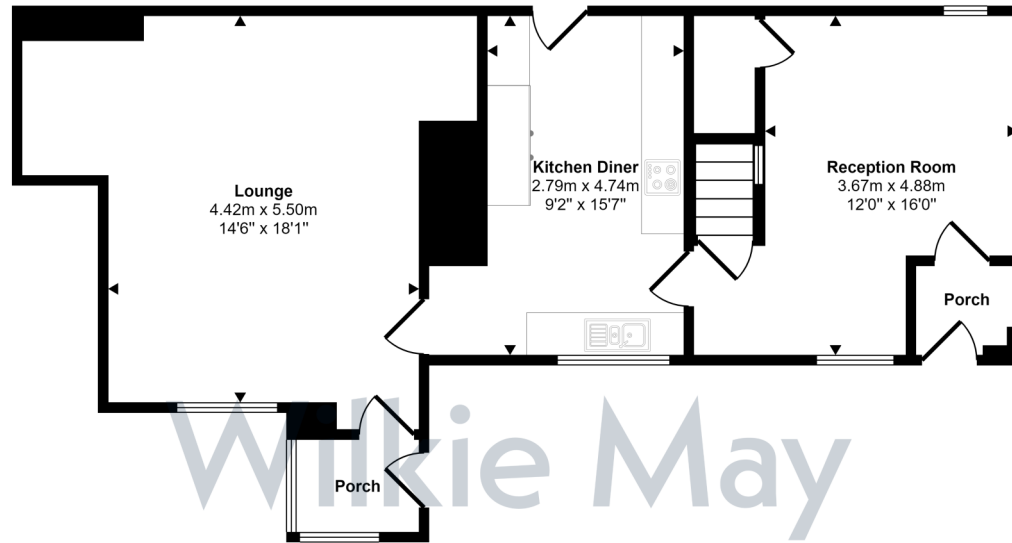
Minehead, TA24 5RX  
£425,000 Freehold

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2	2	1	EPC

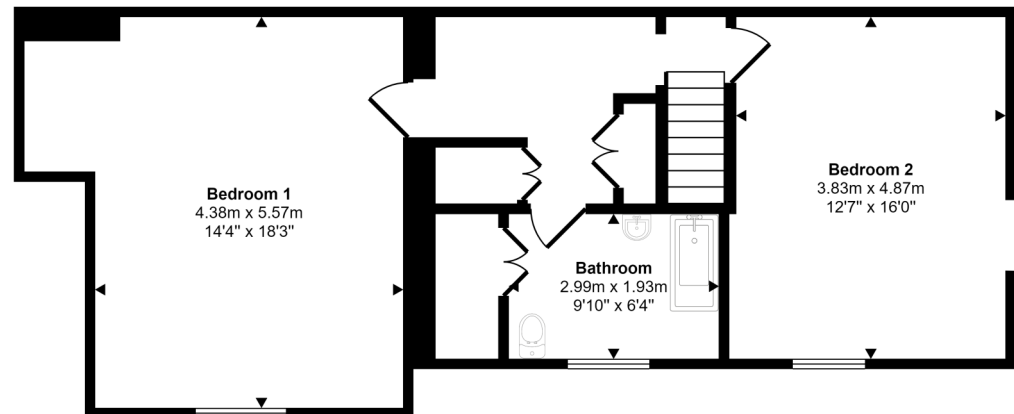
**Wilkie May**  
& **Tuckwood**

# Floor Plan

Approx Gross Internal Area  
141 sq m / 1516 sq ft



Ground Floor  
Approx 71 sq m / 769 sq ft



First Floor  
Approx 69 sq m / 747 sq ft

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

A delightful two reception room, two double bedroom Grade II listed cottage situated within the sought after North Hill area of Minehead.

Believed to have been built in the late 17th Century and retaining some original features to include beamed ceilings to the ground floor, this lovely property benefits from gas fired central heating throughout, a multi fuel burning stove in the lounge, a garage with off road parking and a good-sized pretty garden with two summer houses.

Located close to walks up to the top of North Hill, internal viewing is highly recommended.

- Located on North Hill
- 2 Double bedrooms
- Garage and off road parking
- Delightful cottage garden
- Grade II listed



Wilkie May & Tuckwood are delighted to be able to offer this lovely cottage situated within the sought after North Hill area of Minehead.

The accommodation comprises in brief: entrance through front door into Porch with door into a good-sized double aspect reception room with tiled floor, painted stone wall, fireplace with inset gas fire, large understairs storage cupboard and door giving access to the stairs leading to the first floor.

A further door leads through to the kitchen which is fitted with a range of wall and base units, sink and drainer incorporated into work surface, integrated oven, integrated gas hob, space and plumbing for washing machine, tiled floor, window overlooking the garden and door to a covered utility area with space for a tumble dryer and freezer and steps up to a rear courtyard area. A door also leads through to the Lounge which is a large room with window to the front overlooking the garden, fireplace with multi fuel burning stove and door to an attractive porch with access to the front

garden.

To the first floor there is a large landing area with two storage cupboards and doors to the bedrooms and bathroom. Both bedrooms have windows overlooking the garden and both have some restricted head height. The bathroom is fitted with a suite comprising bath with shower over, pedestal wash hand basin and wc. There is also a storage cupboard and window to the front.

OUTSIDE: the property is accessed through a gate to the side of the property which leads to a partly covered area affording a lovely seating area overlooking the garden. The garden is a particular feature of this property and is of a good size and predominantly laid to lawn with flower and shrub borders, two summerhouses and a greenhouse. At the back of the cottage accessed from the kitchen, steps lead up to a courtyard area with a greenhouse and shed. The garage and off road parking are to the side of the property also with access to the rear courtyard area.



### GENERAL REMARKS AND STIPULATION

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water, mains electricity, mains drainage and gas fired central heating.

**Local Authority:** Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

**Property Location:** ~~///derailed.mixes.exclusive~~ **Council Tax Band:** D

**Broadband and mobile coverage:** We understand that there is good mobile coverage. The maximum available broadband speeds are 58 Mbps download and 10 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

**Flood Risk:** **Surface Water:** Medium 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/>

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 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 warranty

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 April 2024.. 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.

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.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 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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