



Quay Street

Minehead, TA24 5UJ

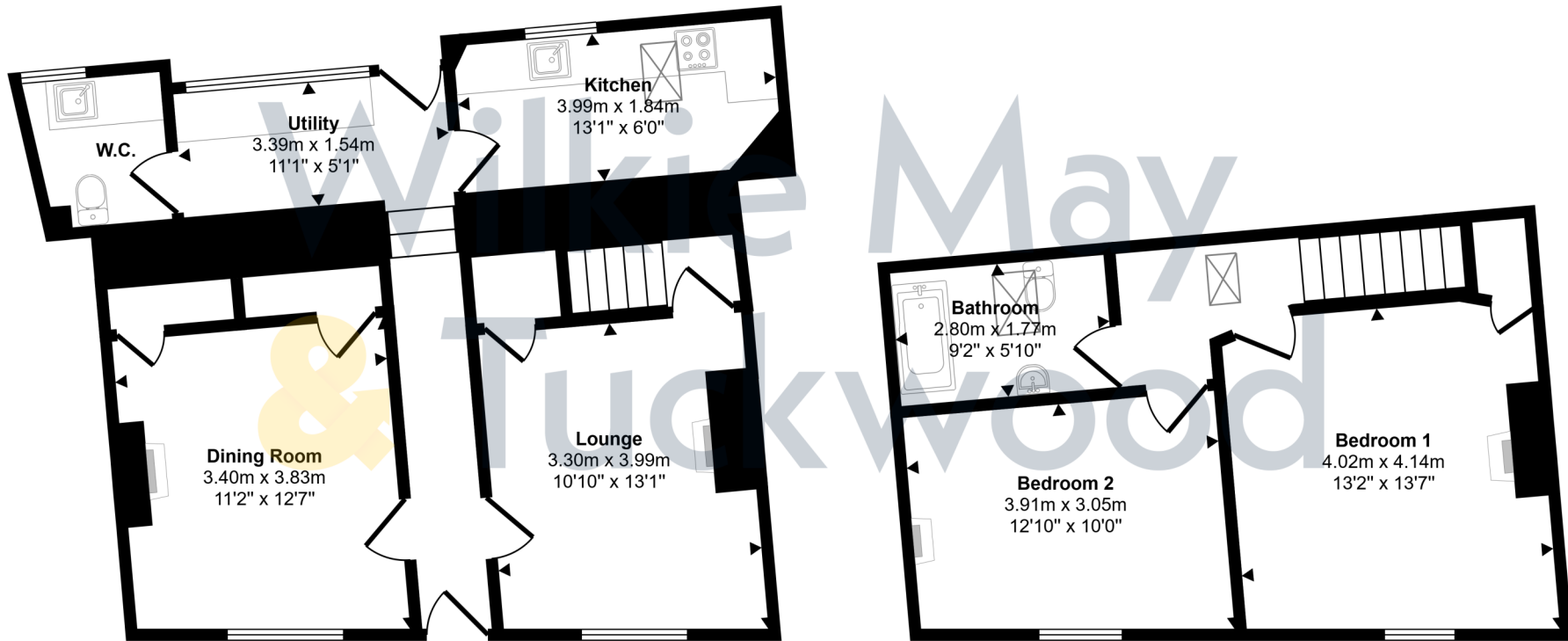
Price £280,000 Freehold

			N/A
2	2	1	EPC

Wilkie May
& Tuckwood

Floor Plan

Approx Gross Internal Area
98 sq m / 1059 sq ft



Ground Floor
Approx 59 sq m / 633 sq ft

First Floor
Approx 39 sq m / 425 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 very attractive, two reception room, two double bedroom Grade II listed cottage situated on Minehead sea front within one of the oldest areas of the town and opposite the start of the famous South West Coast Path.

Of stone construction under a pitched roof, this delightful property retains many original features and benefits from partial double glazing, gas fired central heating, a cloakroom, a utility room, a very pretty garden enjoying a good degree of privacy and lovely views over the Bristol Channel.

The property does not have parking but it is possible to obtain a resident's parking permit from the local authority to enable parking immediately in front of the property.

- Delightful Grade II listed cottage
- 2 reception rooms
- 2 double bedrooms
- Retains many original features
- Sea front location



Wilkie May & Tuckwood are delighted to be able to offer this delightful cottage.

The accommodation comprises in brief: entrance through front door into hallway with doors to the lounge and dining room and steps leading up to the utility, cloakroom and kitchen. The lounge is a lovely room to the front of the property with wood flooring and large fireplace with inset wood burning stove. There is also a door giving access to the stairs leading to the first floor and, alongside, an understairs cupboard. The dining room also has an aspect to the front, wood flooring, an attractive fireplace and two storage cupboards. The utility room has a window overlooking the garden, a door to the garden, a door into the fitted cloakroom and a door into the kitchen. The kitchen is fitted with a range of wall and base units, Belfast style sink and drainer incorporated into wooden work surface with tiled surrounds, integrated oven with gas hob and extractor hood over, window overlooking the

garden and velux window.

To the first floor there is a landing area with velux window and doors to the bedrooms and bathroom. Bedroom one is a large room with window to the front affording lovely views, original fireplace, fitted cupboard and some restricted head height. Bedroom two also has an aspect to the front with lovely views, a fireplace and some restricted head height. The bathroom is fitted with a modern three piece suite, has tiled walls and floor and a velux window.

Outside immediately to the rear there is an attractive patio area benefiting from a good degree of privacy. Shallow steps then lead up to the remainder of the garden which slopes gently upwards and is laid to lawn with fruit trees. There is a flower bed to one side together with a log store and a stone built shed.



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: ~~///completed.latches.decorated~~ **Council Tax Band:** B

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:** High risk **Rivers and the Sea:** Medium 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

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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.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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