



**Parks Lane, Minehead, TA24 5NU**

**welcome to**

**11 Parks Lane, Minehead**

Offered for sale with No Onward Chain is this Grade II Listed spacious & versatile period end of terrace residence situated within Minehead town centre. The property is in need of modernisation & benefits from four bedrooms, three reception rooms, gas central heating & small courtyard garden.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Stable Front Door

Leading to

## Entrance Hall

With radiator, staircase to first floor landing with built in understairs cupboard, doors to

## Lounge

16' 1" max x 11' 3" ( 4.90m max x 3.43m )  
Sash bay window to side and sash window to front, fitted carpet, radiator, period fireplace.

## Dining Room

13' max x 11' 8" max ( 3.96m max x 3.56m max )  
Sash window to front, radiator, period fireplace, telephone point, open doorway to kitchen.

## Kitchen

10' 9" x 10' ( 3.28m x 3.05m )  
Window to rear and door to small courtyard, fitted base and wall units, worktop surfaces, inset stainless steel sink unit, space and plumbing for dishwasher, space and plumbing for washing machine, space for undercounter fridge and freezer, integrated oven, inset gas hob with cooker hood over, tiled splashbacks, wall mounted gas fired boiler, radiator, door to entrance hall.

## Sitting Room

16' max x 11' 10" max ( 4.88m max x 3.61m max )  
Sash bay window to side and sash window to rear, radiator, period fireplace, fitted carpet.

## First Floor Landing

With fitted carpet, radiator, access to large loft space.

## Bedroom One

11' 9" max x 10' 8" max ( 3.58m max x 3.25m max )  
Sash windows to front and side, radiator, fitted carpet.

## Bedroom Two

13' 10" max x 11' 6" max ( 4.22m max x 3.51m max )  
Sash windows to side and rear, fitted carpet, radiator, connecting door to bedroom three.

## Bedroom Three

13' 10" max x 11' 11" max ( 4.22m max x 3.63m max )  
Sash windows to front and side, fitted carpet, radiator.

## Bedroom Four

8' 10" max x 8' 2" ( 2.69m max x 2.49m )  
Sash window to front, radiator, fitted carpet.

## Bathroom

Sash window to rear, comprising low level WC, pedestal wash hand basin, panelled bath with shower unit, heated towel rail, tiled flooring, part tiled surrounds, extractor unit.

## Shower Room

A fitted suite comprising shower unit, low level WC, pedestal wash hand basin, heated towel rail, extractor unit, part tiled surrounds, tiled flooring.

## Outside

The property is approached via pedestrian gate giving access to a small enclosed courtyard garden with pathway to front door with areas of grass to either side & is bordered by hedging.

## Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station in approximately two hours.



Ground Floor



First Floor

welcome to

## 11 Parks Lane, Minehead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Town Centre Location - Grade II Listed Property
- End of Terrace - Three Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MIH107589 - 0005

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